

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FEB 25 12 22 Pm 1953 Know All Men by These Presents:

That I, James C. Balentine

in consideration of the sum of Fifteen Thousand and No/100 - - - - - (\$15,000.00) - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James H. Ferguson, Jr., his heirs and assigns, forever:

All that lot of land with the buildings and improvements thereon situate on the south side of Dellwood Drive in the City of Greenville, in Greenville County, S. C., shown as Lot No. 85 on plat of property of Central Development Corp. made by Dalton & Neves, Engineers, October, 1951, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "BB", Pages 22 and 23, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Dellwood Drive at joint front corner of Lots 84 and 85 and running thence with the line of Lot 84, S. 10-45 E. 182 feet to an iron pin; thence S. 70-10 E. 80 feet to an iron pin; thence N. 59-27 E. 52.8 feet to an iron pin; thence N. 11-45 E. 92.4 feet to an iron pin; thence N. 11-09 E. 67.6 feet to an iron pin on the south side of Dellwood Drive; thence along the south side of Dellwood Drive N. 79-15 W. 121 feet to the beginning corner.

This is the same property conveyed to me by deed of W. Louis Williams and Melvin P. Bell, dated October 8, 1952, recorded in the R.M.C. Office for Greenville, S. C., in Deed Book 464, at Page 505.

Grantee to pay 1953 taxes.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 25th day of February in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

Signatures of Marjorie W. Hall, Patrick C. Fant, and James C. Balentine with seals.

State of South Carolina, Greenville County

Personally appeared before me Marjorie W. Hall

and made oath that she saw the within named grantor(s) James C. Balentine sign, seal and as his act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 25th day of February, A. D. 1953

Signature of Patrick C. Fant, Notary Public for South Carolina

Signature of Marjorie W. Hall

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant Notary Public, do hereby certify.

unto all whom it may concern, that Mrs. Marie F. Balentine wife of the within named James C. Balentine did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto James H. Ferguson, Jr., his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 25th day of February, A. D. 1953

Signature of Patrick C. Fant, Notary Public for South Carolina

Signature of Marie F. Balentine

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 25th day of February 1953, at 12:22 P. M., No. #4432

274-2-288