

FILED

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 3 12 49 PM 1959

Know All Men by These Presents:

That I, WILLIAM R. TIMMONS, JR., in the State aforesaid, in consideration of the sum of ONE THOUSAND EIGHT HUNDRED FORTY-FIVE AND NO/100 --- DOLLARS, (\$1,845.00) to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said DAVID W. BALENTINE, His Heirs and Assigns:

ALL that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 33 and a small portion of the rear part of Lot Number 34 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG at Page 75, and having the following metes and bounds, to wit:

BEGINNING at a point on the Eastern side of Astor Street at the joint front corner of Lots 33 and 35 and running thence N 28-20 E 75.6 feet to a point in the rear line of that part of Lot 34 heretofore deeded to W. E. Kennedy by John F. Chandler; thence N 89-21 W 55.45 feet to a point in the Eastern line of Lot 33; thence with the Eastern line of Lot 33 N 16-22 W 74.45 feet to a point at the joint rear corner of Lots 33 and 41; thence S 78-23 W 111.9 feet to a point at the joint rear corner of Lots 32 and 33; thence S 13-12 E 147.4 feet to a point on the Northern side of Astor Street at the joint front corner of Lots 32 and 33; thence with the Northern side of Astor Street N 76-48 E 120 feet to the point of beginning.

THIS deed is executed subject to existing and recorded restrictions and rights-of-way.

GRANTEE to pay 1959 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 1st day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Nine.

Signed, Sealed and Delivered in the Presence of

Catherine Francis (Seal)
D. E. Mullikin (Seal)
William R. Timmons, Jr. (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Catherine Francis

and made oath that she saw the within named grantor(s) William R. Timmons, Jr., sign, seal and as His act and deed deliver the within written deed, and that she, with D. E. Mullikin witnessed the execution thereof.

Sworn to before me this 1st day of July, A. D., 1959. D. E. Mullikin (Seal) Notary Public for South Carolina

Catherine Francis

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, D. E. Mullikin, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Corinne J. Timmons wife of the within named William R. Timmons, Jr. 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 David W. Balentine, 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 1st day of July, A. D., 1959. D. E. Mullikin (Seal) Notary Public for South Carolina

Corinne J. Timmons

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 12:49 P.M. Recorded this 3rd day of July 1959 at M., No. #841

277.2-5-4 & PRO 277.2-5-4 OUT OF 277.2-5-5