

STATE OF SOUTH CAROLINA, }
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Ella P. Groce,

in the State aforesaid.
in consideration of the sum of Three Thousand and no/100

to me in hand paid, at and before the sealing of these presents by E. G. Ballenger

(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 E. G. Ballenger, his heirs and assigns forever:-

All that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina.

on the East side of the Meadow Road, and on the west side of South Tyger River, containing eighty-five and 83/100 acres, more or less, as shown on plat of the T. M. Groce Estate, prepared by H. S. Brockman, Surveyor, July 5th, 1939, and designated as Tract No. 1 thereon, and having the following courses and distances, to-wit:-

Beginning at a pin on the Meadow Road, south of the bridge across Creek, and at old ditch line at the edge of the bottom, and following said ditch as follows: S. 37-30 E. 330 ft. S. 89-30 E. 395 ft.; N. 86-15 E. 250 ft. N. 79 E. 200 ft. N. 61-45 E. 500 ft. N. 47 E. 525 ft. to pin in or on bank of South Tyger River; thence with the said River as follows: N. 50 W. 235 ft. N. 69-30 E. 121 ft.; N. 5-15 E. 320 ft.; N. 22-15 E. 215 ft.; N. 1-25 W. 207 ft.; N. 63-15 W. 350 ft.; N. 38-50 W. 367 ft.; N. 13-15 E. 423 ft. to a stake or pin; thence S. 86-30 W. 235 ft to water-oak in old run; thence same course 1122 feet to iron pin; thence N. 82-30 W. 522 ft. to iron pin on western edge of Meadow road; thence with said road S. 71-40 E. 99.5 ft; S. 58-30 E. 70 ft; S. 39-15 E. 156 ft; S. 28-30 E. 919.5 feet to pin in road; thence S. 25 E. 233 feet to pin at angle in road; thence S. 3-45 W. 584 feet; thence S. 82-30 E. 43 ft; thence S. 12 E. 445.5 feet to the beginning corner; bounded North by lands of Hudson; East by South Tyger River; South by lands of the A. B. Groce Estate, separated by the old Ditch Line; West by Meadow Road.

This is tract No. 1 of the T. M. Groce Estate lands, conveyed to me by deed of J. Wm. Peterson, Trustee, recorded in Vol. 212, p. 111.

The above described land is part of the same conveyed to me by J. Wm. Peterson, Trustee; on the 8th day of July 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 212 Page 111

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 premises before mentioned unto the said E. G. Ballenger, his

And I do hereby bind myself and my heirs, and assigns, forever. heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said E. G. Ballenger, his

heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand and seal, this 5th day of November in the year of our Lord one thousand nine hundred and forty-two (1942) and in the one hundred and sixty-seventh year of the Independence of the United States of America.

Signed, sealed and Delivered in the Presence of L. E. Wood, A. Towers Ligon, Ella P. Groce (L. S.)

S. C. Stamps Cancelled, \$ 6 and 00 cents. U. S. Stamps Cancelled, \$ 3 and 30 cents.

STATE OF SOUTH CAROLINA, }
Greenville County.

PERSONALLY appeared before me A. Towers Ligon

and made oath that he saw the within named Mrs. Ella P. Groce sign, seal, and as her act and deed, deliver the within written Deed; and that he, with

L. E. Wood witnessed the execution thereof.

SWORN to before me, this 5th day of November A. D. 1942 }
L. E. Wood (L. S.) A. Towers Ligon

Notary Public for S. C.

STATE OF SOUTH CAROLINA, }
Greenville County.

NO RENUNCIATION OF DOWER Woman grantor.

I, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. the wife of the within named 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 the within named

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 day of Anno Domini 1942 }
Notary Public S. C. (L. S.)

Recorded November 6th 1942 at 10:00 o'clock A. M. BY: E.G.