TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYT

STATE OF SOUTH CAROLINA FERVILLE CO. S. C GREENVILLE COUNTY



NEC 30 8 44 Andre All Men by These Presents:

That H. V. BALCOME

LI E PARNSAURTE

in the State aforesaid,

in consideration of the sum of One Thousand Seven Hundred Fifty and No/100 (\$1750.00)

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 Charles Van Leeuwen, his heirs and assigns forever:

All that lot of land in Austin Township, Greenville County, State of South Carolina, being known and designated as Tract No. 6 on plat of property of H. V. Balcombe made by C. O. Riddle in October, 1954, and having according to said plat the following metes and bounds to-wit:

"BEGINNING at an iron pin in the center of a County Road, and running thence with line of property now or formerly owned by Hipps, N. 86 W. 89.5 feet to an iron pin in the center of branch; thence with branch as line, the chord of which is S. 32 W. 130 feet to an iron pin; thence continuing with said branch, the chord of which is S. 32 E. 55.5 feet to an iron pin; thence continuing with said branch, the chord of which is S. 9-15 W. 100 feet to an iron pin; thence along the line of property of Claude Hamby N. 76-30 W. 85.6 feet to an iron pin; thence continuing along said Hamby property S. 82-30 W. 124 feet to an iron pin, corner of property of Charles King; thence with said King property N. 11-05 W. 217.6 feet to iron rin; thence continuing with King property N. 70-45 W. 1187.5 feet to iron pin, corner of tract No. 1; thence with tract 1. N. 54-07 E. 596 feet to an iron pin; thence continuing with tract No. 1 N. 81-30 E. 615 feet to an iron pin in line of property now or formerly of Claude Brown; then e with said Brown property S. 58-30 E. 290 feet to an iron pin; thence S. 47-20 E. 267.5 feet to an iron pin in the center of said County Road; thence with said County Road S. 2-30 W. 466 feet to the point of beginning."

Being 20 acres, more or less, and being a portion of the property conveyed to the grantor by deeds recorded in Deed Book 322 at Page 344 and Deed Book 474 at Page 490.

TOCETHER 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 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 of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of STATE OF SOUTH CAROLINA,

Greenville County

Personally appeared before me

Opal E. Morehead

and made oath that she saw the within named grantor(s) H. V. Balcome written deed, and that he, with

sign, seal and a s Jeff R. Richardson, Jr.

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this___ December day of__ $_{-}$ (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER

Greenville County

I, Jeff R. Richardson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ellen F. Balcone

wife of the within named H. V. Balcom e

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

Charles Van Leeuwen, his

Heirs and Assigns, all her interest and estate, and also 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 29th December

Notary Public for South Carolina

Ellew I Dale once

Cancelled documentary stamps attached: S. C. \$____ Recorded this 30th day of December 19 54 at 8:44