



GREENVILLE COUNTY

APR 16 11 21 AM 1960

Know All Men by These Presents:

That I, Howard C. Zerbst  
in consideration of the sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) \_\_\_\_\_ DOLLARS,  
and assumption of mortgage  
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 John C. and Glenna P. Ballard, their heirs and assigns:

ALL that lot of land in Butler Township, Greenville County, South Carolina near the City of Greenville, and being known and designated as Lot 21 of McSwain Gardens, a plat of which is recorded in the Greenville County RMC Office in Plat Book "GG", at page 75, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the northeastern side of Shannon Drive at joint corner of Lots 21 and 22 and running thence N. 46-20 W., 35.6 feet to a point; thence continuing with the northeastern side of Shannon Drive, N. 51-35 W., 75.3 feet to a point; thence still continuing with the northeastern side of Shannon Drive N. 39-15 W., 59.8 feet to a point; thence following the curvature of the southeastern intersection of Shannon Drive with Astor Street, the chord of which is N. 01-49 E., 38.5 feet to a point; thence with the southern side of Astor Street N. 60-29 E., 90.9 feet to a point; thence continuing with the southern side of Astor Street, N. 76-48 E., 112.3 feet to a point at the joint corner of Lots 21 and 29; thence S. 13-12 E., 128.7 feet to a point at the joint rear corners of Lots 21, 22 and 29; thence along joint line of Lots 21 and 22, S. 43-40 W., 140 feet to the point of beginning.

As part of the consideration of this deed the grantee assumes payment of a mortgage covering the premises given to Prudential Insurance Company of America and having a present balance of \$15,187.94. This mortgage is recorded in said RMC Office in REM 807, at page 252.

This is the same property conveyed to Howard C. Zerbst by Wanda E. McCall by deed recorded in said RMC Office in Vol. 637, at page 372.  
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 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 16th day of April in the year of our Lord One Thousand Nine Hundred and Sixty

*Howard C. Zerbst* (Seal)

Signed, Sealed and Delivered in the Presence of

*George F. Townes*  
*Joe A. Austin*



State of South Carolina,  
Greenville County

Personally appeared before me Joe A. Austin

and made oath that he saw the within named grantor(s) Howard C. Zerbst sign, seal and as his act and deed deliver the within written deed, and that he, with George F. Townes witnessed the execution thereof.

Sworn to before me this 16th day of April, A. D. 19 60  
*George F. Townes* (Seal)  
Notary Public for South Carolina

*Joe A. Austin*

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER  
I, George F. Townes Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret Zerbst wife of the within named Howard C. Zerbst 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 John C. and Glenna P. Ballard, their 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 16th day of April, A. D. 19 60  
*George F. Townes* (Seal)  
Notary Public for South Carolina

*Margaret S. Zerbst*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 16th day of April 1960 at 11:21 A. M., No. #28350  
277.3-4-1