

TITLE TO REAL ESTATE--Terry Franklin Guest, Attorney at Law, Marietta, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

Greenville

County SEP 3 9 49 AM 1960

KNOW ALL MEN BY THESE PRESENTS, THAT I, Lon Ballenger Smith

in the State aforesaid, DOORS

in consideration of the sum of One Dollar---(\$1.00)-- and division of property

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 Cecil D. Ballenger, his heirs and assigns, forever:

all my undivided interest, title and ownership in and to that certain lot of land in Greenville County, State of South Carolina, shown as Lot no. 98 of Avon Park as shown by plat thereof made by C. C. Jones and Associates, November, 1956, recorded in the R. M. C. Office for Greenville County in Plat Book KK, page 71, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Severn Lane at the corner of Lot no. 97 and running thence with the Western side of Severn Lane, S 18-03 W, 90 feet to a pin at the corner of Lot no. 99; thence with the line of Lot no. 99, N 71-57 W 185.3 feet to a pin on the rear line of Lot no. 92; thence with the rear lines of Lots 92 and 93, N.14-51 E 90.1 feet to a pin on the rear line of Lot no. 96; thence with the rear lines of Lots 96, 97, S 71-57 E, 190.8 feet to the point of beginning, being all of Lot 98 as shown on said plat.

The above described lot is a portion of the same property conveyed to Prate S. Ballenger by deed of James Williams, Trustee, January 4, 1957, recorded in the R. M. C. Office for Greenville County in Book 568, page 389. Reference is hereby made to Apt. 683, File 11, Probate Court of Greenville County, for Will of Prate S. Ballenger who died May 15, 1958.

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 9th day of July in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Terry F. Guest
Edna S. Guest

Lon Ballenger Smith (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Greenville County

Personally appeared before me Edna S. Guest

and made oath that she saw the within named grantor(s) Lon Ballenger Smith
written deed, and that she, with Terry F. Guest sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 9th day of July, A. D., 1960
Terry F. Guest (Seal)
Notary Public for South Carolina

Edna S. Guest

State of South Carolina

County

RENUNCIATION OF DOWER Unnecessary - woman grantor
I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. 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 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 A. D., 19 (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 3rd. day of September 19 60, at 9:49A. M., No. 6484

153-3-159