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Know All Men by These Presents:

That I, James C. Balentine in the State aforesaid, in consideration of the sum of \$2,775.60 and assumption of mortgage held by Independent Life and Accident Ins. Co. in sum of \$6,734.40 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

JOSEPH R. KEGANS and VIRGINIA G. KEGANS, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 38 of College Heights recorded in Plat Book P, at page 75 and being more particularly described according to Survey by J. C. Hill dated May 26, 1959 as follows:

BEGINNING at an iron pin on the Eastern side of Griffin Drive, joint front corner of Lots Nos. 7 and 38 and running thence with line of said lots N. 56-50 E. 150 feet to an iron pin; thence S. 33-10 E. 75 feet to an iron pin; thence S. 56-50 W. 150 feet to an iron pin on Griffin Drive, front corner of Lots Nos. 38 and 39; thence with said Drive, N. 33-10 W. 75 feet to the beginning corner.

Being the same property conveyed to the Grantor by deed of Robert H. Bell dated July 21, 1959 and recorded in Deed Book 630, at page 179, RMC Office for Greenville County.



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 their 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 18th day of October in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of  
 Hubert E. Nolin (Seal)  
 Geraldine Welch (Seal)  
 James C. Balentine (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

State of South Carolina, } Personally appeared before me Geraldine Welch  
 Greenville County }  
 and made oath that s he saw the within named grantor(s) James C. Balentine  
 written deed, and that s he, with Hubert E. Nolin sign, seal and as his act and deed deliver the within  
 witnessed the execution thereof.  
 Sworn to before me this 18th day of October, A. D. 1960  
 Hubert E. Nolin (Seal)  
 Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER  
 Greenville County } I, Hubert E. Nolin Notary Public, do hereby certify  
 unto all whom it may concern, that Mrs. Marie F. Balentine  
 wife of the within named James C. Balentine  
 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 JOSEPH R. AND VIRGINIA G. KEGANS, 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 18th day of October, A. D. 1960  
 Hubert E. Nolin (Seal)  
 Notary Public for South Carolina  
 Marie F. Balentine

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
 Recorded this 20th day of October 1960, at 1:39 P. M., No. #10667

280-2-87