

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

SEP 27 10 29 AM 1965

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE ... NORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Virginia L. James

in consideration of One Dollar (\$1.00) and the Premises Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James T. Ball, his heirs and assigns forever

All my right, title, and interest in and to:

All that lot of land in Greenville County, State of South Carolina, on the Southeast side of Maxcy Avenue, in Gantt Township, near the City of Greenville, being shown as Lot #10, on a revised plat of Cochran Heights, recorded in Plat Book II at Page 185 (see original plat recorded in Plat Book HH at Page 13) being more particularly shown on a plat of the property of William W. James and Virginia L. James prepared by Jones & Sutherland, dated February 13, 1959, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the southeast side of Maxcy Avenue, front corner of Lot #9, which pin is 300.3 feet southwest of the intersection of said Avenue with White Horse Road, and running thence with the line of Lot #9, S. 30-55 E. 200.4 feet to iron pin; thence S. 62-25 W. 75 feet to an iron pin at the rear corner of Lot #11, thence with the line of said lot, N. 30-55 W. 200.2 feet to an iron pin on the southeast side of Maxcy Avenue; thence with the southeast side of said Avenue N. 60-52 E. 15 feet to pin; thence N. 62-44 E. 60 feet to the beginning corner.

Being the same property conveyed to William W. James and Virginia L. James by Deed recorded in Deed Book 620 at Page 165; subsequently, by Deed recorded in Deed Book 632 at Page 4, the said William W. James purported to convey the property to Alta Lanier Paxton but through an error the said Virginia L. James did not join in the execution of said Deed; subsequently, the property was conveyed to James T. Ball and this deed is executed to vest all interests of the grantor, being a one-half interest, in the grantee so that he will own the entire fee.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 18th day of August 19 65.

SIGNED, sealed and delivered in the presence of:

Maithia James _____ (SEAL)
Don. Horton _____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of August 19 65.

Eug. W. King _____ (SEAL)
Notary Public for South Carolina Don. Horton

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____ (SEAL)
Notary Public for South Carolina.

RECORDED this 27th day of September 19 65, at 10:20 A. M., No. 9707

164-242.4-1-27