

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Greenville County
Vol 1016
Page 449
Act No. 383 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that THOMAS T. BALLENGER and LINDA A. BALLENGER

in consideration of Four Thousand Two Hundred and no/100ths (\$4,200.00) ----- Dollars
and assumption of mortgage indebtedness set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto LINDSEY OF S.C., INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the western side of Charing Cross Road, near Taylors, in Greenville County, South Carolina, being shown and designated as Lot No. 43 on a plat entitled 'EXTENSION OF SECTION I, BROOKWOOD FOREST', dated February 13, 1963, made by C. C. Jones, Engineers, recorded in the RMC Office for Greenville County, S.C., in Plat Book XX, page 96, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Grantors by deed of Zelia C. Terry recorded in Deed 901, page 248, and is hereby conveyed subject to rights of way, easements, setback lines, public roads, conditions and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property. --- 276 - 11-1-75 NOTED

The Grantee agrees to pay Greenville County property taxes for the tax year 1975 and subsequent years.

As a part of the consideration for this deed, the Grantee agrees and assumes to pay in full the indebtedness due on a note and mortgage given by Zelia P. Collins Terry to Cameron-Brown Company, now owned by Woonsocket Institute for Savings, originally \$13,500.00, dated October 11, 1967, recorded in Mortgage Book 1073, page 137, which has a present balance due in the sum of \$ 11,991.33.

As a further part of the consideration for this deed, the Grantors do hereby transfer, setover and assign unto the Grantee all their right, title and interest in and to any escrow account maintained by the mortgagee on the above referred to mortgage.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and assigns against the grantor(s) and the grantor's(s)' heirs or 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 4th day of April 1975.

Signed, sealed and delivered in the presence of:

Constance G. Mc Bride (SEAL) Thomas T. Ballenger
Linda A. Ballenger



SEAL

PROBATE



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of April 1975.

Constance G. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83



John M. Dillard



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 or 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

4th day of April 1975
Constance G. Mc Bride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83

Linda A. Ballenger

RECORDED this 7th day of APR 7 1975 at 4:47 P. M. No. 23143

4328 RV-2