

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE

That WALTER S. GRIFFIN DONNIE S. TANKERSLEY R.M.C. hereafter referred to as Grantor, in consideration of the sum of One Hundred Ninety-six Thousand One Hundred Twenty-five DOLLARS, paid to Grantor by BALLENGER CORPORATION hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

an undivided one-half interest in and to the following-described property: ALL That parcel or tract of land situate on the southwest side of Laurens Road (also known as U. S. Highway No. 276), about nine miles southeast of the City of Greenville, in Greenville County, S. C., and having according to survey made and dated September 13, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest edge of Laurens Road at corner of property now or formerly of Woods, and running thence along Woods' line, S. 37-38 W. 634.04 feet to an iron pin in center of an old abandoned road; thence S. 61-56 E. 163.3 feet; thence S. 37-30 W. 20 feet to a point in said abandoned road; thence along said abandoned road the following courses and distances, to-wit: S. 59-35 E. 99.7 feet; S. 59-03 E. 174.2 feet; S. 78-22 E. 270.4'; S. 81-47 E. 167.75 feet; S. 47-27 E. 108.4 feet; thence turning and running N. 36-33 E. 306.75 feet to a point in the Laurens Road; thence turning and running along the right-of-way of the Laurens Road the following courses and distances, to-wit: N. 47-27 W. 68.3 feet; N. 46-24 W. 700 feet; N. 46-28 W. 160.5 feet to the point of beginning, containing 10.46 acres, more or less.

This conveyance is subject to right of way for utilities, and 15' .C.H.D. grading easement.

This is the remainder of the property conveyed to grantor herein by deed of Gabrielle Austin and Charley V. Austin by deed dated April 12, 1955, and recorded in the office of the R.M.C. for Greenville County in Deed Book 522, Page 521. (The other one-half interest in this property was conveyed to grantee by grantor by deed recorded February 8, 1960, in the office of the R.M.C. for Greenville County in Deed Book 644, Page 166.), together with property conveyed to grantor herein by deed of J.O. Shaver, recorded Oct. 15, 1964, in Deed Book 759, Page 541.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30th day of December, 1975. Signed, Sealed and Delivered in the Presence of

Walter S. Griffin (Seal) [Signatures of witnesses] [Six \$1000 South Carolina Notary Public Stamps]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30 day of December 1975. [Signature of Notary] (Seal) Notary Public for South Carolina My Commission expires Dec. 5, 1979. [Seal]

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY GRANTOR WIDOWER RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this [Day] day of [Month], 19 [Year] (Seal) Notary Public for South Carolina

My Commission expires [Year], 19 [Year] Recorded this DEC 31 1975 day of [Month] At 3:27 P.M. 16888 [Two \$1000 South Carolina Notary Public Stamps]

393.00 Greenville County Stamps Paid \$ 216.75

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