

14 Ashburn Place, Greenville, S. C. 29615

John G. Cheros

TITLE OF REAL ESTATE - Cheros and Thurston Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that James B. Sorrell and Maurine E. Sorrell

in consideration of Twenty-seven Thousand One Hundred and no/100----- Dollars,  
and assumption of mortgage 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 Ernest A. Ballard and Virginia C. Ballard, their heirs and assigns, forever;

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 26 on plat of Pelham Estates, Section III, recorded in Plat Book 4 G at page 13 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by W. N. Leslie, Inc. by deed recorded March 26, 1976 in Deed Book 1033 at page 702.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

As part of the consideration for the foregoing conveyance the grantees assume and agree to pay the outstanding balance due on a note and mortgage to Carolina Federal Savings and Loan Association recorded in Mortgage Book 1363 at page 307 having a present balance due of \$41,500.00.

GREENVILLE COUNTY DOCUMENTARY  
TAX  
\$ 30.25

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 assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 15th day of July 1977.

SIGNED, sealed and delivered in the presence of:

John G. Cheros  
Paul B. Clark

James B. Sorrell (SEAL)  
Maurine E. Sorrell (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(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 15th day of July 1977.

Paul B. Clark (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

John G. Cheros

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 15th day of July 1977.

Paul B. Clark (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/7/79

Maurine E. Sorrell

RECORDED this \_\_\_\_\_ day of JUL 18 1977 19\_\_\_\_, at 1:55 P. M., No. \_\_\_\_\_

4328 RV-21