

Grantee's Address: 4587 Coach Hills Drive, Greenville, S.C. 29615  
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C. 29615

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY GREENVILLE CO. S.C.

Know All Men by These Presents:

That Miller F. Talley and Edna L. Talley hereafter referred to as Grantor, in consideration of the sum of Fifty Three Thousand Nine Hundred Fifty and No/100 (\$53,950.00) DOLLARS, paid to Grantor by Daniel Ballesteros-Benitez and Françoise Ballesteros-Benitez hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, they granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto ~~themselves~~ Daniel Ballesteros-Benitez and Françoise Ballesteros-Benitez, for and during the term of their joint lives and on the death of either to the survivor and his or her heirs and assigns forever:

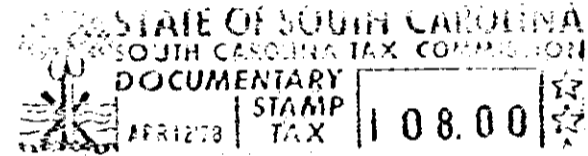
ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 115 of a subdivision known as Coach Hills, according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 94 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Coach Hills Drive, joint front corner of Lots Nos. 114 and 115 and running thence with the joint line of said lots S. 47-49 W. 195.55 feet to an iron pin at the joint rear corner of Lots 114 and 115, thence with the rear line of Lot 115, S. 33-44 E. 61.03 feet to an iron pin at the joint rear corner of Lots 115 and 116; thence with the joint line of said lots, N. 63-54 E. 219.78 feet to an iron pin on the southeastern side of Coach Hills Drive, joint front corner of Lots 115 and 116 and thence with the southeastern side of Coach Hills Drive, following the curvature thereof, the chords of which are: N. 29-12 W. 45.52 feet to an iron pin; N. 47-05 W. 40.90 feet to an iron pin; and N. 62-31 W. 38.52 feet to the point of beginning.

200-540.1-1-194

This is the same property conveyed to Grantor by deed of Douglas Company, dated November 2, 1976 and recorded in the RMC Office of Greenville County on November 2, 1976 in Deed Book 1045 at Page 520.

It is the purpose and intention of this deed to grant a joint tenancy with the right of survivorship and not a tenancy in common.



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, 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 12th day of April, 1978  
\*for and during the term of their joint lives and on the death of either to the survivor and his and her heirs and assigns forever.

Signed, Sealed and Delivered in the Presence of  
Patricia B. McEntosh (Seal)  
Harold Husted (Seal)  
Miller F. Talley (Seal)  
Edna L. Talley (Seal)  
Grantor

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 12th day of April, 1978  
David Allen Spence (Seal)  
Notary Public for South Carolina  
My Commission expires 11-21, 1984

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Edna L. Talley 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 12th day of April, 1978  
Edna L. Talley (Seal)  
Edna L. Talley

Recorded this 12 day of APR 12 1978  
At 2:04 P.M. 301.13

540.1-1-194

0964

4328 RV-2