

State of South Carolina  
GREENVILLE COUNTY R.M.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That W. C. EMERY

hereafter referred to as Grantor, in consideration of the sum of FIFTEEN THOUSAND AND 00/100 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 all that certain piece, parcel or lot of land with the

improvements thereon, situate, lying and being on the Southern side of Roe Street near Paris Station, Chick Springs Township, in the State and County aforesaid, and have the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Roe Street and running thence S. 33-30 E. 147.8 feet along the line of property, now or formerly, belonging to Montgomery, to an iron pin; running thence S. 19-10 E. 202.1 feet, still along the line of property, now or formerly, of Montgomery, to an iron pin; running thence N. 74-07 E. 424.2 feet, more or less, along the line of property, now or formerly, of Robbins, to an iron pin; running thence in a generally Northwesterly direction 433 feet along the line of property, now or formerly, of Grantee, to an iron pin; running thence N. 33-30 W. 147.8 feet, still along said line, to an iron pin on the Southern side of Roe Street; and running thence S. 57-55 W. 71.9 feet, more or less, along the Southern side of said street to an iron pin, the point of BEGINNING.

Less and except, however, that triangular lot heretofore conveyed by Grantor to Grantee by deed dated September 17, 1968, recorded in the Office of the R.M.C. for Greenville County in Deed Book 852 at Page 528, said property being shown on plat of survey of Ballenger Paving Co. Inc., prepared by Ballenger Surveying & Co., dated April 25, 1966, revised February 27, 1968, and August 8, 1968, recorded in Plat Book YYY at Page 169.

The property conveyed herein is all the remaining property owned by Grantor at said location and is the remaining portion of the property devised to Grantor and James Fate Emery by deed of Jannie Emery by Will on file in the Probate Court in Apartment 756, file 20. The said James Fate Emery conveyed his undivided one-half (1/2) interest in said property to Grantor by deed dated October 2, 1961, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 683 at Page 240.

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 16th day of February, 19 72.

Signed, Sealed and Delivered in the Presence of

[Signature]  
[Signature]

W. C. Emery (Seal)  
W. C. Emery



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

16th day of February, 19 72

[Signature] (Seal)  
Notary Public for South Carolina

My Commission expires 11/17, 19 77.

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

into all whom it may concern, that Mrs. Rosemary Helen B. Emery, 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

16th day of February, 19 72

[Signature] (Seal)  
Notary Public for South Carolina

My Commission expires 11/17, 19 77.

Recorded this 16th day of February, 19 72, at 3:03 P.M., No. 22112