

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that RONALD M. BALLENGER and MARY M. BALLENGER

FILED VOL 1183 PAGE 720 GREENVILLE CO S.C. MAR 4 1 54 PM '83 BONNIE S. TANKERSLEY R.M.C.

in consideration of One (\$1.00 Dollar; a first refusal option, and love and affection Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MARK RONALD BALLENGER and PATRICIA M. BALLENGER, their heirs and assigns, forever.

ALL that certain piece, parcel, or tract of land, containing 1.5 acres, situate, lying and being on the western side of Cunningham Road, Greenville County, South Carolina, being shown and designated on a Plat of Property of GEORGE E. BALLENGER and ARVENIA M. BALLENGER, prepared by W. R. Williams, Surveyor, dated August 1978, revised February 24, 1983, to include Lots 3-A and 3-B, and having, according to said Plat, the following metes and bounds:

BEGINNING with a spike in the center of Cunningham Road and running thence with the line of Lot 3-B, N 54-51 W, 249.8 feet to an iron pin; thence with the rear line of Lot 3-B, N 35-48 E, 273.9 feet to an iron pin in the center of Road Right of Way; thence with said Right of Way, S 54-51 E, 249.9 feet to a nail and cap in the center of Cunningham Road; thence with Cunningham Road, S 35-48 W, 263 feet to a spike, the point of beginning.

This conveyance is subject to a 25-foot Road Right of Way along the western boundary, as shown on Plat referred to above.

This conveyance is subject to such easements, restrictions, zoning ordinances, or rights of way as may appear of record or on the premises.

This is the same property conveyed by George E. Ballenger and Arvenia M. Ballenger to Ronald M. Ballenger and Mary M. Ballenger by deed dated and recorded December 29, 1978, in Deed Book 1094, Page 568, and by deed dated and recorded January 2, 1979, in Deed Book 1094, Page 700.

Grantees address: Route 2, Travelers Rest, SC 29690

8 (377) 521.2-1-21.6 OUT OF: 521.2-1-21.4

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 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 March, 1983

SIGNED, sealed and delivered in the presence of:

Signatures of Ronald M. Ballenger, Mary M. Ballenger, and witnesses G. H. Phelpst and Ruth Drake.

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

SWORN to before me this 4th day of March, 1983

Notary Public for South Carolina. Signatures of Ruth Drake and G. H. Phelpst.

My commission expires 3/25/84

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

4th day of March, 1983. Signatures of G. H. Phelpst and Mary M. Ballenger.

My commission expires 11/21/90

RECORDED this 4th day of March, 1983, at 1:54 P/ M. No.

Vertical stamp: 1183 720

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