

DEC 9 10 05 AM 1954

Know All Men by These Presents:

OLLIE FARNSWORTH

That we, George E. Ballenger and Arvenia M. Ballenger in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and subject to \$4200.00 of a mortgage ~~DOLLARS~~ set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s), Ronald M. Ballenger, his heirs and assigns forever:

All that piece, parcel or tract of land in Bates Township, Greenville County, State of South Carolina, lying on the west side of a County Road that leads north from Pleasant Retreat School and bounded by lands of C. G. Gaines on the south, land of Jones' on the west and other land of grantors on the north and east, containing five and 8/100 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in center of county road which is 78 feet S. 75-30 W. from a Sycamore corner, and runs thence S. 75-30 W. 650 feet to Poplar; thence N. 6-30 E. 244.2 feet to iron pipe and stone; thence N. 53-00 W. 141.9 feet to iron pipe near shoal of branch; thence N. 60-30 E. 510.3 feet to point in center of county road; thence along road as property line, S. 32-53 E. 480 feet to beginning corner; being a portion of the property conveyed to us by S. L. Garren by his deed dated September 20, 1949, recorded in the R. M. C. office for Greenville County in Vol. 391, page 497.

The grantee herein assumes and agrees to pay \$4200.00 of a \$10,500.00 mortgage executed by the grantors to the First Federal Savings and Loan Association of Greenville, said mortgage being recorded in the R. M. C. office for Greenville County in Mortgage Book 570, at page 413.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hands and seals this 6th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

*D.R. Cain* }  
*Mary Louise Sullivan* }  
George E. Ballenger (Seal)  
Arvenia M. Ballenger (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

State of South Carolina, }  
GREENVILLE COUNTY } Personally appeared before me Mary Louise Sullivan

and made oath that s he saw the within named grantor(s) George E. Ballenger and Arvenia M. Ballenger sign, seal and as their act and deed deliver the within written deed, and that s he, with D. R. Cain witnessed the execution thereof.

Sworn to before me this 6th day of December, A. D. 19 54. }  
*D.R. Cain* (Seal) }  
Notary Public for South Carolina }  
*Mary Louise Sullivan*

State of South Carolina, }  
GREENVILLE COUNTY } RENUNCIATION OF DOWER  
I, D. R. Cain, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Arvenia M. Ballenger wife of the within named George E. Ballenger 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 Ronald M. Ballenger, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 6th day of December, A. D. 19 54. }  
*D.R. Cain* (Seal) }  
Notary Public for South Carolina }  
*Arvenia M. Ballenger*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 9th day of December 19 54 at 10:05 A.M. No. #28201