

THE STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE

BOOK 686 PAGE 523

JAN 20 - 3 12 PM 1961

CLERK P. M. G. WIRTH



KNOW ALL MEN BY THESE PRESENTS, That JAMES C. BALENTINE

in the State aforesaid, in consideration of the sum of FOUR THOUSAND AND NO/100---
 ----- Dollars
 and assumption of mortgage described below,
 to James C. Balentine in hand paid at and before the sealing of these presents
 by Walter Cullars, III and Marianne A. Cullars

(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 Walter Cullars, III and
 Marianne A. Cullars, their heirs and assigns,

all that piece, parcel or lot of land in Greenville Township, Greenville

County, State of South Carolina, with all improvements thereon, or to be constructed
 thereon, on the southeastern side of Lockwood Avenue and being known and design-
 ated as Lot 77 of Elletson Acres as shown on plat thereof recorded in the RMC
 Office for Greenville County in Plat Book EE, page 161, and having, according to
 said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Lockwood Avenue at the joint
 front corner of Lots Nos. 76 and 77; and running thence along the joint line of said
 Lots S. 59-54 E. 117.3 feet to an iron pin at the joint rear corner of Lots Nos.
 76 and 77 and in the line of property now or formerly belonging to Vaughan Estate;
 thence along Vaughan Estate line, N. 53-0 E. 91.2 feet to an iron pin at the joint
 rear corner of Lots Nos. 77 and 78; thence along the joint line of said Lots Nos.
 77 and 78, N. 36-37 W. 170.5 feet to an iron pin on the southeastern side of Lock-
 wood Avenue at the joint front corner of Lots 77 and 78; thence along the southeastern
 side of Lockwood Avenue S. 37-23 W. 86.3 feet to an iron pin; thence still along
 southeastern side of Lockwood Avenue S. 19-53 W. 63.8 feet to the beginning
 corner being the same conveyed to me by Furman C. Smith by deed dated July 14,
 1959 and recorded in the RMC Office for Greenville County in Deed Book 630, page
 353.

Less, however, that triangular portion of Lot 77 of Elletson Acres, according to
 a plat recorded in the RMC Office for Greenville County on Plat Book EE, pages
 160 and 161 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Lockwood Avenue at the
 northeastern corner of Lot No. 78 and running thence with the line of Lot No. 78,
 S. 37-13 E. 78.5 feet thence N. 45-45 W. 75.7 feet to an iron pin on the southeast
 side of said Lockwood Avenue; thence along the southeastern side of said Lockwood
 Avenue, N. 35-03 E. 12 feet to the point of beginning. The above described
 triangular strip of property was conveyed by James C. Balentine to William J.

193-1-207