

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 24 11 39 AM 1962

OLLIE F. WORTH H.M.C.

Know All Men by These Presents:

That I, Frank A. Ballenger in the State aforesaid, in consideration of the sum of Seven Hundred and Fifty and No/100 DOLLARS,

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 JOHN C. JONES and CLAIRE A. JONES, their heirs and assigns forever,

ALL thatpiece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 10 of a Subdivision known as the Fore Estates according to plat recorded in Plat Book BB, at page 61 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Staunton Bridge Road at the joint front corner of Lots 10 and 11 and running thence along Staunton Bridge Road, N. 23-00 E. 82.6 feet to an iron pin at the joint front corner of Lots 10 and 9; running thence along joint line of Lots 10 and 9, N. 69-20 W. 185.2 feet to an iron pin (new pin); thence S. 83-40 W. 82.5 feet to an iron pin; running thence S. 69-20 E. 182.1 feet to an iron pin, the beginning corner.

This property is sold subject to the following restrictions:

- 1 Said property shall not be sold, rented or otherwise disposed of to any negro or person of African descent.
2. No residence shall be erected thereon costing less than \$7,500.00 and no residence or building shall be erected nearer than 50 feet to the front line.
3. No outside toilets permitted thereon and sewage is to be disposed of by approved septic tanks.
4. This property is subject to all other reservations, conditions and restrictions as recorded against said subdivision and as recorded in the deed of M.W. Fore to the Grantor herein in Deed Book 475, at page 238.

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 their 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) hand and seal this 20th day of April in the year of our Lord One Thousand Nine Hundred and Sixty-Two

Signed, Sealed and Delivered in the Presence of

Hubert E. Nolin
Geraldine Welch



State of South Carolina, Greenville County

Personally appeared before me Geraldine Welch

and made oath that s he saw the within named grantor(s) Frank A. Ballenger written deed, and that s he, with Hubert E. Nolin sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 20th day of April, A. D. 1962
Hubert E. Nolin (Seal)
Notary Public for South Carolina

Geraldine Welch (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Bobby E. Batson Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Betty Jo Ballenger wife of the within named Frank A. 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 JOHN C. & CLAIRE A. JONES, their 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 20th day of April, A. D. 1962
Bobby E. Batson (Seal)
Notary Public for South Carolina

Betty Jo Ballenger

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 24th day of April, 1962, at 11:39 A.M., No. #26262

-160- 247-5-36