

FILED
GREENVILLE CO. S. C.

FEB 1 5 05 PM 1963

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, E. G. Ballentine and Grace ~~W. Ballentine~~ ^{W. Ballentine},
R.M.C.

in consideration of One (\$1.00) Dollar 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 Grady L. Ballentine, ~~XX~~ his heirs and assigns, subject to a reserved life estate:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, a short distance north of the City of Greenville, near the southeast corner of the intersection of Buist Avenue and Rutherford Road, being shown and designated as a part of Lots Nos. 5, 6, 7, 8, 9 and 10 on plat of property of Oakhurst prepared by Dalton & Neves, Engineers, in October, 1936, recorded in Plat Book "J" at Page 261, R.M.C. Office for Greenville County, and having, according to said plat, and according to a survey thereof by Pickell and Pickell, Engineers, on April 25, 1947, the following metes and bounds, to-wit:

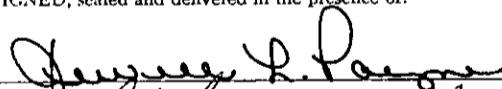
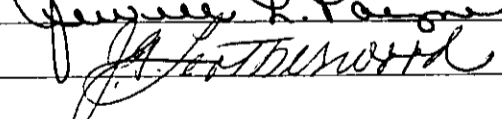
BEGINNING at an iron pin on the south side of Buist Avenue, which iron pin is 54 feet east of the southeast corner of the intersection of Buist Avenue and Rutherford Road, and running with Buist Avenue, S. 65-16 E., 65 feet to an iron pin; thence with line of Lot No. 11, S. 30-49 W., 149 feet to an iron pin; thence N. 65-07 W., 61.4 feet to an iron pin; thence N. 29-28 E., 148.8 feet to the beginning corner, and being the same property conveyed to the grantors herein by Rodney D. Steele and Ruth R. Steele by deed dated January 17, 1953, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 470 at Page 456.

The above property is hereby conveyed to the grantee herein subject to and reserved unto the grantees, or the survivor of same, a life estate in said property and during their life time they are to have a home in said property and have the right to control the same by rental or otherwise.

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 30th. day of January 1963.

SIGNED, sealed and delivered in the presence of:

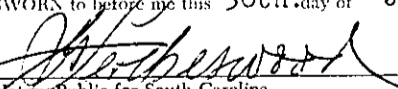
	<u>E. G. Ballentine</u>	(SEAL)
	<u>Grace W. Ballentine</u>	(SEAL)
		(SEAL)
		(SEAL)

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 30th. day of January 1963.

	<u>James L. Payne</u>
Notary Public for South Carolina. (SEAL)	

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th. day of January 1963.

	<u>Grace W. Ballentine</u>
Notary Public for South Carolina. (SEAL)	

RECORDED this 1st day of February 1963, at 5:05 P. M., No. 19448

519-177-12-1