

State of South Carolina

GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Sarah P. Ballard hereafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) plus other valuable considerations DOLLARS, paid to Grantor by Charles P. Ballenger, Jr., his heirs & assigns hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot 35 of Section 1 of Chanticleer, as shown by plat thereof by R. K. Campbell dated September 29, 1962, recorded in the office of the R.M.C. for Greenville County, South Carolina, in Plat Book YY at Page 97, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the North side of Seven Oaks Drive at the joint front corner of Lots 36 and 35 and running thence along said lot lines N. 0-35 W. 189.3 feet to an iron pin; thence turning and running along the rear line of Lot 35 N. 84-01 E. 142.9 feet to an iron pin at the joint rear corner of Lots 35 and 34; thence turning and running along said lot lines S. 05-47 W. 200.8 feet to an iron pin on Seven Oaks Drive; thence turning and running along Seven Oaks Drive N. 89-36 W. 60 feet to an iron pin; thence continuing along Seven Oaks Drive S. 85-30 W. 60 feet to the point of beginning.

Subject to the Restrictive Covenants for Chanticleer recorded in the office of the R.M.C. for Greenville County in Deed Book 713 at Page 221, and in Deed Book 716 at Page 321.

Being the same property conveyed to Grantor by Deed dated March 31, 1966 and recorded in the office of the R.M.C. for Greenville County in Deed Book 795 at page 263.

County Stamps Paid \$82.50 See Act No.380 Section 1



For True Consideration See Affidavit Book 31 Page 235

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th day of August

Signed, Sealed and Delivered in the Presence of Sarah P. Ballard (Seal) Sarah P. Ballard (Seal) Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 15th day of August 1969

Notary Public for South Carolina My Commission expires at the pleasure of the Governor MY COMMISSION EXPIRES JULY 22, 1971

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

day of 19 (Seal) Notary Public for South Carolina

My Commission expires at the pleasure of the Governor.

Recorded this 18 day of August 1969 at 8:50 A.M., No. 4057

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