

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 29 PM '71
OLLIE FAHNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that HELEN A. BALLEW

in consideration of Five Hundred Dollars (\$500.00) and assumption of mortgages as set Dollars, out below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

DAN E. BRUCE AND JIMMY JONES, THEIR HEIRS AND ASSIGNS FOREVER:

All that lot of land in Greenville County, State of South Carolina, being shown as Lot 106 on plat of the Perry property, recorded in Plat Book "S", page 139, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north edge of a six foot sidewalk running along McMakin Drive, at the joint front corner of Lots 105 and 106; thence along said sidewalk, S. 83-55 W. 50 feet to an iron pin at the corner of Lot 107; thence N. 5-50 W. 150 feet to an iron pin; thence N. 83-55 E. 50 feet to an iron pin at the rear corner of Lot 105; thence with the line of Lot 105, S. 5-50 E. 150 feet to the point of beginning

As part of the consideration for the above conveyance, the Grantees hereby agree to assume that certain mortgage given by Alvin D. Ballew, Jr. to Tom S. Bruce, et al, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 973 at page 13, and has a present outstanding balance in the amount of \$4,404.90 .

The Grantees also hereby assume that certain mortgage given by Helen A. Ballew to Universal C.I.T. Credit Company, which mortgage is recorded in Mortgage Book 1149 at page 511 and has a present outstanding balance in the amount of \$3,619.00 .



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Act No.

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 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(s) and seal(s) this 29 day of April 1971.

SIGNED, sealed and delivered in the presence of:

Helen A. Ballew (SEAL)

Harvey D. Sanders, Jr. (SEAL)

Virginia J. Ballew (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29 day of April 1971.

Harvey D. Sanders, Jr. (SEAL)
Notary Public for South Carolina.

Virginia J. Ballew

My commission expires 5/13/80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

(WOMAN GRANTOR)

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 _____ day of _____ 19 _____

Notary Public for South Carolina.

My commission expires 18th day of May 1971

at 4:58 P. M., No. #27503

RECORDED this 18th day of May 1971

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