

TITLE TO REAL ESTATE-Riley & Riley, Attorneys at Law, 218 Henrietta Street, Greenville, S. C.

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Charles P. Ballenger, Jr., and Ellen Daniel McGee

in consideration of NINE THOUSAND FOUR HUNDRED FORTY and 30/100 (\$9,440.30)----- Dollars,
Plus assumption of mortgage (see below)
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

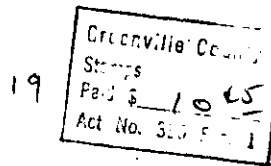
Ballenger Corporation, its successors and assigns, forever:

ALL those pieces, parcels or lots of land situate, lying and being on the Southern side of Mills Avenue (now Church Street), in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lots Nos. 41 and 43 on a plat of Langley Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book I at Page 142, said lots having such metes and bounds as shown thereon.

This is the same property conveyed to Harold R. McGee and Charles P. Ballenger, Jr., by deed recorded in Deed Book 774 at Page 470. Harold R. McGee died testate on July 16, 1966, leaving as his sole heir his widow, Ellen Daniel McGee. See Greenville County Probate Court records Apt. 950, File 12.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain note and mortgage given by Charles P. Ballenger, Jr., and Harold R. McGee to Fidelity Federal Savings and Loan, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1000 at Page 276, and being in the original amount of \$14,000.00. The balance now due on said note and mortgage is \$9,810.83.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.



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 6th day of December 19 71.

SIGNED, sealed and delivered in the presence of:

R. W. Riley
Jeanette Sullivan

Charles P. Ballenger, Jr. (SEAL)
Ellen Daniel McGee (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of December 19 71

Jeanette Sullivan (SEAL)
Notary Public for South Carolina

R. W. Riley

My Commission expires: 8-12-80

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, to and to all and singular, the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of December 19 71.
Jeanette Sullivan (SEAL)
Notary Public for South Carolina

Elizabeth R. Ballenger

My Commission expires: My Commission Expires January 12, 1981

RECORDED this 9th day of December 1971, at

10:40 A. M., No. #15973

519-105-2-17-810