

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. J. McKinney, of Greenville County

in the State aforesaid, in consideration of the sum of Twenty-Six Hundred, Fifty and no/100--- Dollars

to me paid by J. L. Ballenger and Sarah Jane Ballenger

in the State aforesaid, 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 J. L. Ballenger and Sarah Jane Ballenger, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, School District 7-H, and having, according to a survey made by R. E. Dalton, Engr., in March, 1945, the following metes and bounds, to-wit:

Beginning at an iron pin at the northwest corner of the intersection of West View Drive and Service Drive, and running thence along the north side of Service Drive, N. 50-22 W. 98.5 feet, more or less, to an iron pin; thence N. 37-28 E. 100 feet to an iron pin at corner of lot of C. J. McKinney; thence along his line, S. 50-22 E. 97.4 feet to an iron pin on the west side of West View Drive, at corner of C. J. McKinney lot; thence along the west side of said West View Drive, S. 36-53 W. 100 feet to the beginning corner.

The above lot is shown on the Township Block Book as the rear portion of lot shown at Sheet No. 265, Block 13, Lot No. 5, and the grantees are to pay taxes thereon for the year 1945.

The grantees herein agree, by the acceptance of this deed, that the above lot shall not be sold, leased, or otherwise disposed of to any person other than members of the Caucasian race, and that said premises shall be used for residential purposes only, and purposes incident thereto.

The above described land is a portion of the same conveyed to me by Curtis W. Hamby, et al., on the 23rd day of September, 1939, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 214 Page 166.

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 premises before mentioned unto the said J. L. Ballenger and Sarah Jane Ballenger, their heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. L. Ballenger and Sarah Jane Ballenger, their heirs and assigns, against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this Twelfth day of March in the year of our Lord one thousand nine hundred and forty-five.

Signed, sealed and Delivered in the Presence of C. J. McKinney (SEAL)
Annie Laura Smith (SEAL)
J. B. Hall (SEAL)

S. C. Stamps Cancelled, \$ 6 and 00 Cents.
U. S. Stamps Cancelled, \$ 3 and 30 Cents.

STATE OF SOUTH CAROLINA,
Greenville County.

PROBATE
PERSONALLY appeared before me Annie Laura Smith

and made oath that she saw the within named C. J. McKinney sign, seal, and as his act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that she with J. B. Hall witnessed the execution thereof.

SWORN to before me, this Twelfth day of March 1945 } Annie Laura Smith
J. B. Hall (L. S.) }
Notary Public, S. C.

STATE OF SOUTH CAROLINA
Greenville County.

RENUNCIATION OF DOWER.

I, Ralph Cox, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Lillie B. McKinney the wife of the within named C. J. McKinney 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 the within named J. L. Ballenger and Sarah Jane Ballenger, 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 12th day of March Anno Domini, 19 45 } Lillie B. McKinney
Ralph Cox (L. S.) }
Notary Public, S. C.

Recorded March 15th 19 45 at 9:28 o'clock A. M. BY: E.G.