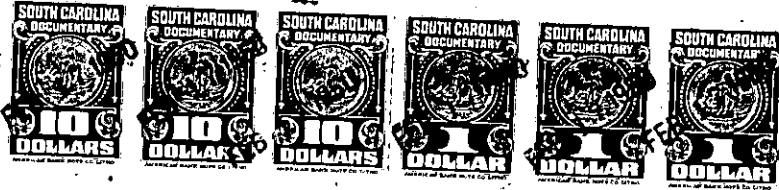


TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & MC

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That James R. Gaines in consideration of the sum of Sixteen Thousand Nine Hundred - - - - - in the State aforesaid, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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

Charles P. Ballenger, Jr., his heirs and assigns, forever:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being at the Northwest corner of the intersection of Edwards Road and Richbourg Drive near the City of Greenville in Chick Springs Township, Greenville County, S. C. being shown as Lot 7 and a portion of Lot 8 on plat of property of L. L. Richbourg made by Dalton & Neves, Engineers, October 1944, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book R, page 65 and having according to said plat and a recent survey made by R. W. Dalton, Surveyor, February 8, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Edwards Road said point being where the center of Edwards Road intersects with the center of Richbourg Drive and running thence along the center of Richbourg Drive N. 22-53 W. 169 feet to a point in said Drive; thence continuing with the center of Richbourg Drive N. 16-48 W. crossing the West Fork of Brushy Creek 245 feet to a point; thence still along the center of Richbourg Drive N. 10-02 W. 79.6 feet to a point in center of Richbourg Drive at corner of Lot 9; thence along the line of Lot 9 S. 78-40 W. 250 feet to an iron pin at joint rear corner of Lots 7 and 8; thence through Lot 8 S. 19-30 E. again crossing the West Fork of Brushy Creek 643.3 feet to an iron pin in center of Edwards Road; thence along the center of Edwards Road N. 43-50 E. 260 feet to the beginning corner and containing 3.03 acres.

This is the same property conveyed to me by deed of W.S. Bradley, dated September 12, 1947, recorded in Deed Book 317, page 121, R.M.C. Office for Greenville County, S.C.

Grantee to pay 1950 taxes.

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(s) hereinabove named, and his Heirs and Assigns forever.

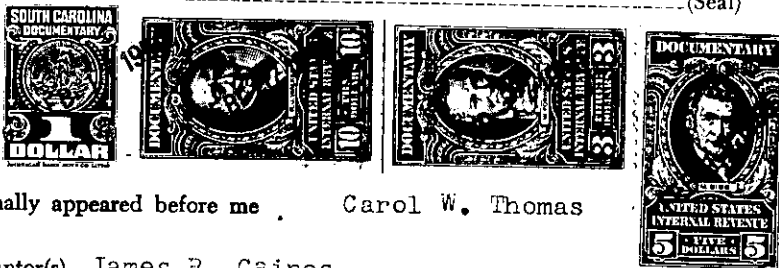
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 15th day of February in the year of our Lord One Thousand Nine Hundred and Fifty

Signed, Sealed and Delivered in the Presence of

Carl W. Thomas
Patrick C. Fant

James R. Gaines (Seal)



State of South Carolina, Greenville County

Personally appeared before me Carol W. Thomas

and made oath that She saw the within named grantor(s) James R. Gaines written deed, and that she, with Patrick C. Fant sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15th day of February, A. D. 1950
Patrick C. Fant (Seal)
Notary Public for South Carolina

Carl W. Thomas (Seal)

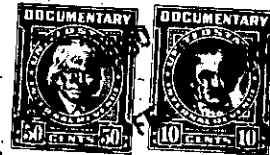
State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, Patrick C. Fant, Notary Public.

do hereby certify unto all whom it may concern, that Mrs. Lois H. Gaines wife of the within named James R. Gaines 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 Charles P. Ballenger, Jr., his 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 15th day of February, A. D. 1950
Patrick C. Fant (Seal)
Notary Public for South Carolina

Lois H. Gaines



Cancelled documentary stamps attached: S. C. \$ 17th day of February 1950 at 11:00 A. M., No. 4014
P15-4-8A