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State of South Carolina,

Greenville County

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GREENVILLE CO. S. C.

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CLERK OF COURSE  
R. H. C.

*Know all Men by these Presents, That* I, Charles P. Ballenger,

in the State aforesaid,

in consideration of the sum of Three Thousand Seven Hundred (\$3,700.00) -Dollars

to me paid by C. B. Traynham,

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

C. B. Traynham,

all that piece, parcel or <sup>tract</sup> part of land in Grove Township, Greenville

County, State of South Carolina, containing in the aggregate 45.48 acres, more or less, and being known and designated as Tract No. 6 of the subdivision of the J. I. West Estate, as shown by plat made by Dalton & Neves, November, 1940, revised September, 1943, recorded in the R.M.C. Office for Greenville County in Plat Book M, at page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At a point in the center of the Augusta Road, joining front corner of Tract No. 6 and Tract No. 5 of the subdivision of the property of the J. I. West Estate, as shown on the plat above referred to, which tract No. 5 has been sold by Charles P. Ballenger to Margaret P. Schwiers and running thence S. 85-38 E. 1308 feet to an oak tree; thence N. 39-50 E. 1164.7 feet to an iron pin in the line of property now or formerly owned by Gilliam; thence along the line of Gilliam property N. 33-38 W. 518.3 feet to an iron pin in the line of said Gilliam property, joint rear corner of Tract No. 6 and Tract No. 7 of the subdivision of the property of J. I. West Estate, as shown on the plat above referred to; thence along the line of Tract No. 7, S. 77-24 W. 1991.8 feet to a point in the center of the Augusta Road, joint front corner of Tracts Nos. 6 and 7, which point is also in the line of Tract No. 5 of the subdivision of the property of the J. I. West Estate, sold by Charles P. Ballenger to Margaret P. Schwiers; thence along the center of said Augusta Road and along the line of Tract No. 5, sold to Margaret P. Schwiers, S. 12-36 E. 818 feet to a point in the center of said Augusta Road, the beginning corner.

The above described property is a portion of the same conveyed to Charles P. Ballenger by The First National Bank of Greenville, S. C. as Executors and Trustees of the Estate of J. I. West, deceased, by deed dated October 25, 1943, and recorded in the office of the R. M. C. for Greenville County in Deed Book 257 at page 410.

Grantee assumes and agrees to pay state and county taxes on the above described property for the year 1950.