

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



That I, David W. Balentine in consideration of the sum of Fourteen Thousand, Five Hundred and no 100 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 John Robert Cole, his heirs and assigns forever

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, on the western side of Midland Street, being known and designated as Lot No. 26 of Block B on the plat of University Heights made by Piedmont Engineering Service dated January, 1949 and recorded in the R. M. C. Office for Greenville County in Plat Book "Y", at page 53 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Midland Street, joint corner of Lots Nos. 25 and 26, said iron pin being 300.9 feet south of the southwestern intersection of Midland Street and Buena Vista Street and running thence along the line of Lots Nos. 25 and 24, S. 58-10 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 23, 24, 26 and 27; thence along the line of Lot No. 27, S. 30-20 E. 202.5 feet to an iron pin on the western side of Midland Street; thence along said street, N. 13-49 E. 287 feet to an iron pin on the western side of Midland Street, the point of beginning. The above described property is the same conveyed to the grantors herein by deed of Corinne Bates, Trustee, et al dated September 6, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Book 442, at page 179.

The grantee agrees to pay the taxes for the year 1952.

This property is subject to restrictive covenants contained in deed from Gaynelle Mae Bates, et al to David W. Balentine dated September 6, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Book 442, at page 179, as referred to above.

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.

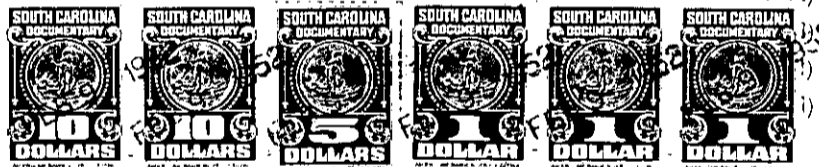
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 9th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

David W. Balentine (Seal)

Handwritten signatures of Jacqueline P. Peace and Charles W. Spence



State of South Carolina, Greenville County

Personally appeared before me Jacqueline P. Peace

and made oath that s he saw the within named grantor(s) David W. Balentine sign, seal and as his act and deed deliver the within written deed, and that s he, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 9th day of February, A. D. 19 52. Charles W. Spence (Seal) Notary Public for South Carolina

Handwritten signature of Jacqueline P. Peace



State of South Carolina, Greenville County

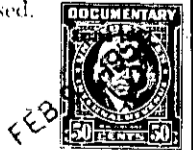
RENUNCIATION OF DOWER

I, Charles W. Spence Notary Public, do hereby certify

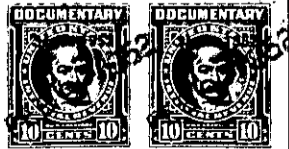
unto all whom it may concern, that Mrs. Elizabeth A. Balentine wife of the within named David W. Balentine did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto John Robert Cole, 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 9th day of February, A. D. 19 52. Charles W. Spence (Seal) Notary Public for South Carolina

Handwritten signature of Elizabeth A. Balentine



Cancelled documentary stamps attached: S. C. \$ 24 A. Recorded this 9th day of February 19 52 at 11: M. No. 3313



281-2-26