

Winfield T. Martin Atty 10 PM 1954

TITLE TO REAL ESTATE-W. E. Bowen, Attorney at Law, 304 East North Street, Greenville, S. C.

STATE OF SOUTH CAROLINA, CLLE FARNSWORTH R. M.C.

GREENVILLE COUNTY

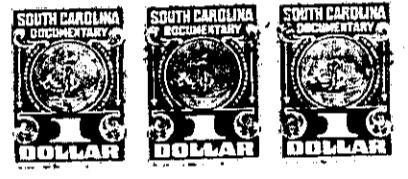
Know All Men by These Presents:

That I, John H. Young, in consideration of the sum of Fourteen hundred and no/10 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 David W. Balentine. All that lot of land situate, lying and being at the northeast corner of the intersection of Claremore Avenue and Highland Drive, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 32, Block I, Section 5, on plat of East Highlands Estates, made by Dalton & Neves, Engineers, February 1941, recorded in the R. M.C. Office for Greenville County, S. C., in Plat Book "K", at Pages 79 and 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Claremore Avenue, at joint front corner of Lots 31 and 32 of Block I and running thence along the line of Lot 31, N. 34-46 E. 157.7 feet to an iron pin; thence with the line of Lot 33, N. 61-22 W. 120 feet to an iron pin on the east side of Highland Drive; thence with the east side of Highland Drive, S. 15-31 W. 110 feet to an iron pin; thence with the curve of Highland Drive and Claremore Avenue (the chord being S. 18-30 E. 66.4 feet) to an iron pin on the northeast side of Claremore Avenue; thence with the northeast side of Claremore Avenue, S. 52-29 E. 30 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions: (1) The lot herein conveyed shall be used for residential purposes only. (2) No residence shall be erected on said lot costing less than \$3,500.00. (3) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.



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 6th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of Winfield T. Martin, C.L. Maxwell, and three witnesses.

State of South Carolina, Greenville County. Personally appeared before me Winfield T. Martin and made oath that he saw the within named grantor(s) John H. Young written deed, and that he, with C.L. Maxwell sign, seal and as his act and deed deliver the within witnessed the execution thereof. Sworn to before me this 6th day of January, A. D. 1954. G.A. League, Notary Public for South Carolina.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, G. A. League, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Virginia F. Young, wife of the within named John H. Young, 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 David W. Balentine 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 6th day of January, A. D. 1954. G.A. League, Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 7th day of January 1954 at 12:10 P. M., No. 431.