



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Know All Men by These Presents:

We, Edward G. Ballard and Lucy Watson Ballard, individually, and as Trustee
That for Suzanne A. Ballard and Lucy McIver Ballard, in the State aforesaid,
in consideration of the sum of Six Hundred Fifty and No/100 (\$650.00) - - - - - 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 James D. Phillips and Ella M. Phillips, their heirs and assigns forever:

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 93, Block B, of Orchard Acres, according to a plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book BB, at page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Watson Road, joint corner of Lots Nos. 92 and 93, and running thence along Watson Road, N. 9-58 W. 110 feet to an iron pin; thence with the line of Lot No. 94, N. 80-02 E. 206 feet to an iron pin; thence S. 8-27 E. 65 feet to an iron pin; thence S. 40-32 W. 70.3 feet to an iron pin at the corner of Lot No. 92; thence with the line of that lot, S. 80-02 W. 150 feet to an iron pin, the point of beginning.

Property in this subdivision is subject to building restrictions set forth in a written instrument dated January 1, 1953, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Vol. 490, at page 111.

This is a portion of a tract conveyed to the grantors by Richard F. Watson as a tract of 37.97 acres and described in the deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Vol. 445, at page 479.

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 their Heirs and Assigns forever. successors and assigns

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand s and seal s this 24th day of February in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

B. E. Galloway
Harold A. Smith

Edward G. Ballard (Seal)
Lucy W. Ballard (Seal)
Individually (Seal)
Lucy W. Ballard (Seal)
Trustee for Suzanne A. Ballard and Lucy McIver Ballard

Louisiana }
State of South Carolina } Personally appeared before me *B. E. GALLOWAY*
Greenville County }
Parish of Jefferson } Edward G. Ballard and Lucy Watson Ballard,
and made oath that he saw the within named grantor(s) individually, and as Trustee for Suzanne A. Ballard
and Lucy McIver Ballard, sign, seal and as their act and deed deliver the within
written deed, and that he, with witnessed the execution thereof.

Sworn to before me this 24 day of February, A. D. 19 54. *B. E. Galloway* (Seal)
Patrick E. Carr (Seal)
Notary Public for South Carolina
My commission is issued for life.
Louisiana

Louisiana }
State of South Carolina } RENUNCIATION OF DOWER
Greenville County } I, *PATRICK E. CARR* Notary Public, do hereby certify
Parish of Jefferson } unto all whom it may concern, that Mrs. Lucy Watson Ballard
wife of the within named Edward G. Ballard
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
James D. Phillips and Ella M. Phillips, 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.

Under my hand and seal this 24 day of February, A. D. 19 54. *Lucy W. Ballard* (Seal)
Patrick E. Carr (Seal)
Notary Public for South Carolina
Louisiana

Cancelled documentary stamps attached: S. C. \$ U.S. \$
Recorded this 4th day of March 19 54 at 10:00 A.M. M. No. #4944
791 3-18