

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, JAMES C. BALENTINE

in consideration of the sum of Three Thousand Six Hundred Eighty Five and No/100--- DOLLARS, and Assumption of the Mortgage Referred to Below 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 H. W. DIXON, and HELEN P. DIXON, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of McSwain Drive, near the City of Greenville, in Greenville County, S. C., being shown as lot No. 92 on plat of McSwain Gardens, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "90", at Page 1, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of McSwain Drive, at Point A, corner of lots 91 and 92, and running thence with the line of lot 91, 100 feet to an iron pin; thence S 22-10 E, 35 feet to an iron pin; thence with line of lot 93, S 31-37 W, 170.4 feet to an iron pin on the East side of McSwain Drive; thence with the East side of McSwain Drive, N 22-23 E, 15 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of H. W. Dixon, dated February 13, 1956, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 549, at Page 95.

As a part of the consideration for this conveyance the Grantee herein agrees to pay the balance due on that mortgage given to the Federal Savings & Loan Association of Greenville, S. C., in the amount of \$3,000.00, dated February 26, 1956, recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 701, at Page 803.

Grantee to pay 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 their 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 1st day of August, 1956, in the year of our Lord One Thousand Nine Hundred and Fifty Six.

Signed, Sealed and Delivered in the Presence of

Patrick C. Fant

James C. Balentine (Seal)



State of South Carolina, Greenville County

Personally appeared before me

and made oath that s/he saw the within named grantor(s)

deliver the within written deed, and that s/he, with Patrick C. Fant

sign, seal and as act and deed witnessed the execution thereof.

Sworn to before me this 1st day of August, A. D. 1956

Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Helen P. Dixon, wife of the within named James C. 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 H. W. Dixon and Helen P. Dixon, 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.

GIVEN under my hand and seal this 1st day of August, A. D. 1956. Patrick C. Fant (Seal) Notary Public for South Carolina

Marie F. ...

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 16th day of August, 1956, at 4:37 P.M., No. 20907