

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY



GREENVILLE CO. S. C. at Lullwater, Greenville, S. C. 1957



Know All Men by These Presents:

That I, Charles K. Ballard in the State aforesaid, in consideration of the sum of FIFTY-THREE HUNDRED SEVENTY-ONE & 59/100 (\$5371.59) ... DOLLARS, and assumption of note and mortgage 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 Equipment Distributing Co., Inc., its successors and assigns, forever:

All that piece, parcel or lot of land situate, lying and being on the Northeastern side of Lullwater Road in the City of Greenville, County and State aforesaid, and being known and designated as Lot No. 27 of a subdivision known as Northside Gardens on plat thereof prepared by Dalton & Neves, November 1946 and recorded in the RMC Office for Greenville County in Plat Book "S", page 17 and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Lullwater Road, joint front corner of Lots 26 and 27 and running thence along said Road S. 37-13 E. 129.5 feet to an iron pin on the Northeastern side of said Road, joint front corner of Lots Nos. 27 and 28; thence along the side line of said lots N. 80-45 E. 150 feet to an iron pin, joint rear corner of Lots Nos. 25 and 27; thence N. 9-15 W. 110 feet to an iron pin on the side line of Lot No. 25; thence along the joint line of Lots Nos. 26 and 27, S. 80-45 W. 218.6 feet to an iron pin, the point of beginning and being the identical lot conveyed to the grantor by deed recorded in the RMC Office for Greenville County in Vol. 528 at page 531.

As a part of the consideration hereof, the grantee expressly assumes and agrees to pay that certain note and mortgage executed by the grantor to General Mortgage Co., assigned to New York Life Insurance Company, in the original amount of \$19,200.00, the mortgage being recorded in Mortgage Book 665 at page 491, with the June 1, 1957 balance being \$18,628.41.

This conveyance is subject to all covenants, restrictions, easements and rights-of-way or record.

Grantee to pay 1957 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 its Successors 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 18th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-seven

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: J. H. Price, Jr. and Mollie F. Wood



Handwritten signature of Charles K. Ballard (Seal)

State of South Carolina Greenville County

Personally appeared before me Mollie F. Wood

and made oath that he saw the within named grantor(s) Charles K. Ballard sign, seal and as his act and deed deliver the within written deed, and that she, with J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me this 18th day of June, A. D. 1957. Notary Public for South Carolina

Handwritten signature of Mollie F. Wood

State of South Carolina Greenville County

RENUNCIATION OF DOWER

I, J. H. Price, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ellanor P. Ballard wife of the within named Charles K. 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 Equipment Distributing Co., Inc., its successors 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 18th day of June, A. D. 1957. Notary Public for South Carolina

Handwritten signature of Ellanor P. Ballard

Cancelled documentary stamps attached: S. C. \$; U. S. \$; 4:46 P.M. Recorded this 18th day of June 1957, at M., No. #14549

189.2.200