

FILED

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY, JAN 14 4 17 PM 1960

Know All Men by these Presents:

That B. F. REEVES in the State aforesaid, in consideration of the sum of Twenty-five Hundred and No/100(\$2500.00) ----- DOLLARS, and assumption of mortgage as set out below

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is here- by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said KIRBY BALLEW, his heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying in Austin Township, in or near the Town of Simpsonville, on the western side of Oakland Avenue, shown as Lot 10 and the southern one-half of Lot 9 on a plat of the property of I. C. Triplett recorded in Plat Book A, Page 391, also shown as Lot 2 in a subdivision of the lands of Fred L. Howard, prepared by E. E. Gary, dated January 9, 1948, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the western side of Oakland Avenue at the joint line of Lots 10 and 11 and running thence S. 82 1/2 W. 182 feet to an iron pin; thence N. 7 1/2 W. 75 feet to an iron pin in the center of the rear line of Lot 9; thence through the center of said lot N. 82 1/2 E. 177 feet to an iron pin on the western side of Oakland Avenue; thence with the western side of said avenue S. 11-0 E. 75 feet to the beginning.

Being the same premises conveyed to the grantor by deed of Frank P. Smith to be recorded herewith.

As a part of the consideration the grantee assumes and agrees to pay the balance due on a mortgage in the amount of \$4000.00 held by Fidelity Federal Savings & Loan to be recorded herewith.

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 whomso- ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 11th day of January in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Margaret L. Gallman

B. F. Reeves (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret L. Gallman

and made oath that she saw the within named grantor(s) B. F. Reeves sign, seal and as his act and deed deliver the within written deed, and that she, with Robert F. Plaxco, Jr., witnessed the execution thereof.

Sworn to before me this 11th day of January, A. D., 19 60 (Seal) Notary Public for South Carolina

Margaret L. Gallman

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Robert F. Plaxco, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Myrtis O. Reeves wife of the within named B. F. Reeves 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, re- lease, and forever relinquish unto Kirby Ballew, his Heirs and Assigns, all her interest and estate, and also 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 11th day of January, A. D., 19 60 (Seal) Notary Public for South Carolina

Myrtis O. Reeves

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 14th day of January 1960, at 4:17 P.M., M., No. #20044

313-18