

STATE OF SOUTH CAROLINA

FEB 15 11 47 AM 1962

COUNTY OF Greenville

OLLIE F. GUEST

Knows All Men by These Presents:

That I, Cecil D. Ballenger in the State aforesaid, in consideration of the sum of --One Dollar-- (\$1.00) and division of property

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Lon Ballenger Smith, her heirs and assigns, forever:

all my undivided interest, title and ownership in and to that certain lot of land in Greenville County, State of South Carolina, shown as Lot no. 105 of Avon Park as shown by plat thereof made by C. C. Jones and Associates, November, 1956, recorded in R. M. C. Office for Greenville County in Plat Book KK, page 71, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at a pin on the Eastern side of Severn Lane at the corner of Lot no. 117 and running thence along the Eastern side of Severn Lane along the curve thereof, the following courses and distances: N 20-09 W, 20.2 feet; N 10-36 W, 55.3 feet; N 8-30 E, 55.3 feet; N 18-03 E, 43.3 feet to a pin at the corner of Lot no. 106; thence with the line of Lot no. 106, S 71-57 E, 220 feet to a pin at the rear of Lot no. 115; thence with the rear lines of Lots 115, 116 and 117, S 84-33 W, 236.4 feet to the point of beginning, being all of Lot no. 105 as shown on said plat.

The above described lot is a portion of the same property conveyed to Prate S. Ballenger by deed of James Williams, Trustee, January 4, 1957, recorded in the R. M. C. Office for Greenville County in Book 568, page 389. Reference is hereby made to Apt. 683, File 11, Probate Court of Greenville County, for Will of Prate S. Ballenger who died May 15, 1958.

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 her 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 20th day of June in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

[Signatures of Terry F. Guest and Edna S. Guest]

Cecil D. Ballenger (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me Edna S. Guest

COUNTY OF Greenville

and made oath that s he saw the within named grantor(s) Cecil D. Ballenger sign, seal and as his act and deed deliver the within written deed, and that s he, with Terry F. Guest witnessed the execution thereof.

Sworn to before me this 20th day of June, A. D., 1960
Terry F. Guest (Seal)
Notary Public for South Carolina

[Signature of Edna S. Guest]

State of South Carolina

RENUNCIATION OF DOWER

I, Terry F. Guest, a S.C. Notary Public, do hereby certify

COUNTY OF Greenville

unto all whom it may concern, that Mrs. Ethel Ballenger wife of the within named Cecil D. Ballenger 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 Lon Ballenger Smith, her 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 20th day of June, A. D., 1960
Terry F. Guest (Seal)
Notary Public for South Carolina

[Signature of Ethel Ballenger]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ A. #20166
Recorded this 15th day of February 1962, at 11:47 M., No.

-276-733-3-135