

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

JAN 21 3 05 PM 1964

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, JOE NELSON BALLENGER,

in consideration of Three and No/100ths - - - - - Dollars,  
and subject to certain mortgages set forth herein below,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

WILLIAM I. BOUTON, HIS HEIRS AND ASSIGNS FOREVER,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, shown and designated as Lot No. 86 on Plat No. 2 of the Sunset Hills Subdivision, prepared by R. E. Dalton, Engineer, December 1945, and recorded in the R. M. C. Office for Greenville County in Plat Book "P" at page 19, said lot fronting on the Western side of Sunset Drive for a distance of 100 feet, and having the courses and distances shown on said plat.

This conveyance is made subject to two certain mortgages on the subject property, as follows:

- (1) Mortgage in favor of Laurens Federal Savings and Loan Association, Laurens, S. C., recorded in Mortgage Book 709 at page 333; and
- (2) Mortgage in favor of Frances C. Bouton, recorded in Mortgage Book 913 at page 369.

This being the same property conveyed to the grantor and Barbara Ann S. Ballenger by a certain deed recorded in the R. M. C. Office for Greenville County in Deed Book 589 at page 329, the interest herein conveyed being an undivided one-half. The grantor hereby conveys any interest in any escrow accounts maintained in connection with the aforesaid mortgages.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 31<sup>st</sup> day of December 1963,

SIGNED, sealed and delivered in the presence of:

*Joe Nelson Ballenger* (SEAL)  
 Joe Nelson Ballenger (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

*Patricia Harrison*  
 \_\_\_\_\_  
*John Stant*  
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STATE OF ~~SOUTH CAROLINA~~ <sup>GEORGIA</sup>  
COUNTY OF ~~GREENVILLE~~ <sup>DEKALB</sup>

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as, the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31<sup>st</sup> day of December 1963

*John Stant* (SEAL)  
 Notary Public for ~~South Carolina~~ <sup>Georgia</sup>

*Patricia Harrison*  
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STATE OF ~~SOUTH CAROLINA~~ <sup>GEORGIA</sup>  
COUNTY OF ~~GREENVILLE~~ <sup>DEKALB</sup>

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31<sup>st</sup> day of December 1963.

*Carole B. Ballenger*  
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*John Stant* (SEAL)  
 Notary Public for ~~South Carolina~~ <sup>Georgia</sup> Exp. 6-4-67

19-221-1-134-1