

TITLE TO REAL ESTATE—Prepared by RAINEY, FANT & HO...
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



GREENVILLE CO. S. C.

FEB 21 11 21 AM 1967

814 PAGE 247



OLLIE FARNSWORTH
Know All Men by These Presents

That We, H.J. Martib and J.O. Charping

in the State aforesaid,
DOLLARS,

in consideration of the sum of Sixty Five Hundred (\$6500.00) 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 James C. Ballard and Mary T. Ballard, their heirs and assign forever:

All that lot of land with the buildings and improvements thereon situate on the SouthWest Side of Cape Charles Drive near the City of Greenville, in Greenville County, S.C. shown as lot # 48 on Plat of Pelham Estates recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "PPP" at Page 28 and 29, and having according to said plat the following metes & bounds to-wit:

Beginning at an iron pin on the Southwest Side of Cape Charles Drive, at the joint front corner of Lots 48 and 49, and runs thence along the line of Lot # 49, S.31-17 W. 270 feet to an iron pin; thence S.31-18 E. 163.1 feet to an iron pin; thence N.42-48 E 130 feet to an iron pin; thence N.31-17 E. 163.2 feet to an iron pin on the Southwest Side of Cape Charles Drive; thence along Cape Charles Drive N.58-43 W. 187.5 feet to the beginning.

The Grantees herein assume and agree to pay that Mortgage given by the Grantors to Fidelity Federal Savings & Loan Association of Greenville on October 10th, 1966 recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 1042 at Page 330 on which there remains unpaid a principal balance of \$26,000.00

This is the same property conveyed to us by Deed recorded in Vol.807 Page 261, R.M.C. Office for Greenville County, S.C.

Grantees are to pay 1967 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.

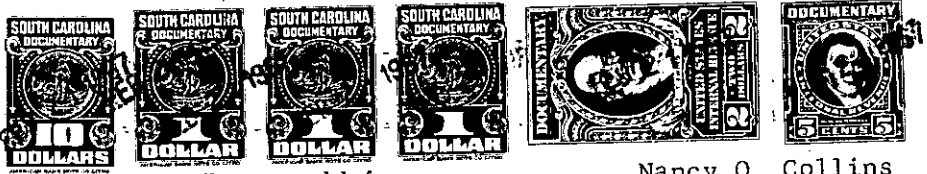
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand s and seal s this 21st day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Seven

Signed, Sealed and Delivered in the Presence of

Nancy O. Collins
Patrick C. Fant

H.J. Martib (Seal)
J.O. Charping (Seal)



State of South Carolina,
Greenville County

Personally appeared before me

Nancy O. Collins

and made oath that She saw the within named grantor(s) H.J. Martin and J.O. Charping sign, seal and as their act and deed deliver the within written deed, and that She, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 21st day of February, A. D. 1967
Patrick C. Fant (Seal)
Notary Public for South Carolina

Nancy O. Collins

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dorothy J. Martin and Elsie M. Charping wife of the within named H.J. Martin and J.O. Charping 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 James C. Ballard and Mary T. Ballard, 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 21st day of February, A. D. 1967
Patrick C. Fant (Seal)
Notary Public for South Carolina

Dorothy J. Martin
Elsie M. Charping

Cancelled documentary stamps attached: S. C. \$ February 1967 U. S. \$ 67 at 11:21 A. M., No. 20221
Recorded this 21st day of February 1967

200. 543.6-1-48