

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

AUG 18 10:20 AM '69
OLLIE FARNSWORTH
R. M. C.

County Stamps Paid \$154.⁰⁰
See Act No.380 Section 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Charles P. Ballenger and C. T. Wyche, as Executors and Trustees under the Will of Myrtle S. Ballenger

in consideration of \$10.00 and other valuable considerations Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John P. Batson, Jr., his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the southern side of Crescent Avenue, in the City of Greenville, and being more particularly described and delineated on a plat made by James C. Covington, C. E., August 20, 1934, and having according to said plat the following metes and bounds:

BEGINNING on Crescent Avenue, at an iron stake located 79.6 feet west of the southwestern corner of Crescent Avenue and Capers Street, the same being the northwest corner of property now or formerly belonging to J. P. Gossett, and running thence S. 4-00 E. along the western line of property now or formerly belonging to Gossett, a distance of 210 feet to an iron post; thence N. 85½ E. 81.5 feet to an iron post on the western side of Capers Street; thence along the western side of Capers Street, S. 0-5 E. 75.5 feet to an iron post on the western side of Capers Street; thence S. 84-30 W. 269 feet, more or less, to an iron post on the eastern side of Goodrich Alley; thence along the eastern side of Goodrich Alley in a northeasterly direction 27.5 feet to gate post; thence continuing with the eastern side of Goodrich Alley in a northwesterly direction 10.7 feet to another gate post; thence continuing with the said north-eastern side of Goodrich Alley N. 39 W. 73 feet to iron post; thence continuing with the northeastern side of said Goodrich Alley, N. 70 W. 180.5 feet to a post at the intersection of Eagle Avenue; thence along the eastern side of Eagle Avenue N. 3 W. 150.7 feet to an iron post at the southeastern intersection of Eagle Avenue with Crescent Avenue; thence in an easterly direction along the southern side of Crescent Avenue, the same being on a curve, a distance of 177.2 feet to the point of tangency; thence N. 85-30 E. along the southern side of Crescent Avenue 218.1 feet to the point of beginning.

This is the same property conveyed to Myrtle S. Ballenger by deed recorded in Deed Book 751 at Page 434. Power of sale is given the Executors and Trustees as will be seen in the estate file of Myrtle S. Ballenger, Apt. 1071, File 13 in the Probate Court for Greenville County. This conveyance is subject to all recorded restrictions, easements and rights of way affecting said property.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

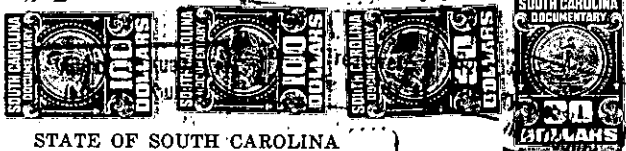
WITNESS the grantor's(s') hand(s) and seal(s) this 15th day of August 1969.

SIGNED, sealed and delivered in the presence of:

John P. Batson, Jr.
Batson

Charles P. Ballenger (SEAL)
Charles P. Ballenger, Executor and Trustee
under the Will of Myrtle S. Ballenger (SEAL)

C. T. Wyche (SEAL)
C. T. Wyche, Executor and Trustee under the
Will of Myrtle S. Ballenger (SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ROBATE

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of August 1969.

John P. Batson, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: My Commission Expires 1/1/1971

Joyce K. Pickens

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER — *Unrecorred*

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, 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 For True Consideration See Affidavit

15th day of August 1969 . Book 31 Page 235

(SEAL)
Notary Public for South Carolina.
My commission expires:

RECORDED this 18 day of August 1969, at 10:20 A. M., No. 4086

For True Consideration See Affidavit
Book 31 Page 215

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