

FEB 11 11 04 AM '70

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R. M. C.

DEED of GIFT

KNOW ALL MEN BY THESE PRESENTS, that

I,

Mary J. Stewart,

in consideration of Love and affection, and the sum of one (\$1.00) 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

Mary Jeanne S. Ballard, her heirs and assigns,  
forever:

All that piece, parcel or lot of land situate in the County of Greenville, in the State of South Carolina, known as Lot No. 53 in the sub-division of McSwain Gardens, according to plat of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG at page 75, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Shadydale Court at the joint front corner of Lots Nos. 52 and 53, thence with the joint line of said lots S. 10-12 E. 238.7 feet to an iron pin in the rear line of lot No. 48; thence with the rear line of lots Nos. 48 and 47, S. 80-30 W. 85 feet to an iron pin at the rear corner of lot No. 54; thence along the line of said lot N. 16-05 W. 234.3 feet to an iron pin on the southern side of Shadydale Court; thence with the southern side of said Court, following the curve, the traverses and distances are as follows: N. 73-20 E. 46.4 feet to an iron pin; thence N. 77-54 E. 41.5 feet to an iron pin; thence N. 83-52 E. 22.1 feet to the point of beginning.

The above property was acquired by me through the last will of my late husband, R. E. Stewart, said will being on file in the Office of the Probate Court for Greenville County, South Carolina, and was acquired by him through the deed of Hardy P. Fennell, Jr., dated December 5th, 1958, and recorded in the R. M. C. Office aforesaid in Deed Book 611 at page 545.

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 28th day of

January 19 70. Mary J. Stewart  
Mary Jeanne S. Ballard (SEAL)

SIGNED, sealed and delivered in the presence of:

Harry Muller (SEAL)  
W. Frank Durham (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28 day of January 19 70.  
W. Frank Durham (SEAL)  
Harry Muller

STATE OF SOUTH CAROLINA }  
COUNTY OF }  
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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)

Notary Public for South Carolina.  
RECORDED this 11th day of February 19 70 at 11:04 A. M., No. #17735

-271- 277.2-4-8