

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 117 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

And All Men by These Presents:

That we, Cecil E. Ballard and Jeanne S. Ballard,

in consideration of the sum of Seven Thousand Seven Hundred and No/100 (\$7,700.00) in the State aforesaid, and assumption of mortgage, ----- DOLLARS,

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 grantee(s)

JOHN M. MEALING, HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the north-easterly side of Shannon Drive, being shown and designated as Lot No. 9, on plat of Section IV, of Lake Forest, recorded in the RMC Office for Greenville County, S. C., in Plat Book "JJ", at Page 115, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeasterly side of Shannon Drive, said pin being 150 feet southeast of the intersection of Shannon Drive and Lake Fairfield Drive, and being the joint front corner of Lots Nos. 9 and 10, and running thence with the joint lines of Lots Nos. 9 and 10, N. 59-25 E. 196.5 feet to an iron pin; running thence S. 34-33 E. 115.4 feet to a point in the center line of a ten (10) foot drainage easement, said point being the joint rear corner of Lots Nos. 8 and 9; running thence along the joint lines of Lots Nos. 8 and 9, S. 53-51 W. 197.9 feet to an iron pin on Shannon Drive; running thence with the northeasterly side of Shannon Drive, N. 36-09 W. 78.4 feet to a concrete monument; thence continuing with the northeasterly side of said Drive, N. 30-25 W. 56.6 feet to the point of BEGINNING. The within conveyance includes all room size carpets, except carpet in boy's bedroom, and all drapes.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground. DERIVATION: Deed Book 830, at Page 242. Grantors are to have possession of the premises until May 31, 1970.

The above stated consideration includes the assumption by the grantee of the balance due on that certain mortgage from the grantors to C. Douglas Wilson & Co., said mortgage being in the original amount of \$25,500.00, dated 5 October 1967, recorded 6 October 1967, RMC Office for Greenville County, S. C., in Mortgage Book 1071, at Page 487, upon which there is a present balance due of \$24,735.65, being the balance after the March, 1970 payment.

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 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, 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, or Successors 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 6th day of April 19 70

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]
W. Frank Durham

[Signatures of Cecil E. Ballard and Jeanne S. Ballard]
Cecil E. Ballard (Seal)
Jeanne S. Ballard (Seal)

[Three South Carolina Documentary Stamps: 10 DOLLARS, 5 DOLLARS, 2 DOLLARS]
Seal of Greenville County (Seal)
8-80

State of South Carolina

COUNTY OF GREENVILLE

(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 6th day of April, A. D., 19 70

[Signature of Notary Public]
Notary Public for South Carolina (Seal)
Commission Expires October 20, 1979

[Signature of W. Frank Durham]
W. Frank Durham

State of South Carolina

COUNTY OF GREENVILLE

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 6th day of April, A. D., 19 70

[Signature of Notary Public]
Notary Public for South Carolina (Seal)
Commission Expires October 20, 1979

[Signature of Jeanne S. Ballard]
Jeanne S. Ballard

Cancelled documentary stamps attached: S. C. \$: U. S. \$ 19. at 1:13 P.M., No. #21859
Recorded this 7th day of April 1970

271-277.1-7-10