

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

For True Consideration See Affidavit  
Book: 32 Page 267

FILED  
GREENVILLE CO. S. C.

AUG 12 2 58 PM '70  
DEPT. OF RECORDS  
GREENVILLE, S. C.

KNOW ALL MEN BY THESE PRESENTS, that WE, J. MILTON SMEAK AND T. V. HOWIE, as Executors of the Estate of Dora Thompson Ballenger, DECEASED, GREENVILLE, S. C.

in consideration of Ten and No/100 (\$10.00) Dollars,  
and other valuable consideration  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

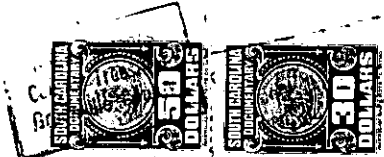
THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the North side of West Coffee Street in the City of Greenville, State of South Carolina, being known and designated as Lots Nos. 8 and 9 of the Wharton property as shown on plat recorded in the Greenville County RMC Office in Plat Book F at Page 87, together with two strips of land adjoining said lots to the rear and being shown and designated as Sections I and H on Amendment to plat of Wharton property recorded in the Greenville County RMC Office in Plat Book H at Page 249, said lots and strips of land being more particularly described together as follows:

BEGINNING at a point on the North side of West Coffee Street, which point is 19' 6 1/2" East of the Eastern right-of-way line of Richardson Street, and running thence with the right-of-way of Coffee Street S. 69-10 E. 40 feet to a point in the center of a wall; thence with the center of said wall N. 21-44 E. 65 feet to a point; thence continuing N. 21-44 E. 4 feet to a point; thence N. 69-10 W. 40 feet to a point; thence S. 21-44 W. 4 feet to a point; thence continuing S. 21-44 W. 65 feet to the point of beginning.

Together with all rights, title and interest of the grantors in and to West Coffee Street.

The above described property is the same property conveyed by E. Inman, Master, to D. A. Ballenger by deed dated January 6, 1927, recorded in Deed Book 128 at Page 318, and by deed of Fidelity Company, Inc. to D. A. Ballenger dated August 22, 1934, recorded in Deed Book 172 at Page 152. This property was devised under the Will of D. A. Ballenger to Dora Thompson Ballenger, said Will being dated February 27, 1942, recorded in the Probate Court for Greenville County, South Carolina, in Apt. 505, File 21. Dora Thompson Ballenger died on May 19, 1970, leaving a Will dated May 2, 1969, which was admitted to probate and is on file in the Probate Court for Greenville County, South Carolina, in Apt. 1130, File 6. This deed is executed by the undersigned Executors of the Estate of Dora Thompson Ballenger pursuant to the terms and provisions of said Will.



Greenville County  
Stamp  
Fee 44.00  
Act No. 380 Sec. 1

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 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 11th day of August 19 70.

SIGNED, sealed and delivered in the presence of:

*Ann H. Phillips*  
*Frank A. Melville*

*J. Milton Smeak* (SEAL)  
J. Milton Smeak, Executor of Estate of Dora Thompson Ballenger (SEAL)  
*T. V. Howie* (SEAL)  
T. V. Howie, Executor of Estate of Dora Thompson Ballenger (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

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 11th day of August 19 70.

*Frank A. Melville* (SEAL)  
Notary Public for South Carolina  
My commission expires 7/16/80

*Ann H. Phillips*

STATE OF SOUTH CAROLINA }  
COUNTY OF

RENUNCIATION OF DOWER GRANTORS ARE EXECUTORS OF ESTATE

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.

My commission expires 12th day of August 19 70, at 2:58 P. M., No. #3529

RECORDED this 12th day of August 19 70, at

500-2-3-445