

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
JUL 1 3 57 PM '71
OLLIE FARNSWORTH
R. M. C.

Greenville County
25-30

KNOW ALL MEN BY THESE PRESENTS, that Charles P. Ballenger, Jr.

in consideration of Twenty-two Thousand Nine Hundred Seven and 97/100 (\$22,907.97)-- Dollars,
AND ASSUMPTION OF MORTGAGE SET OUT BELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lewis N. Terry, Jr. and Betsy S. Terry, their heirs and assigns forever

All that lot of land situate on the northern side of Seven Oaks Drive in the County of Greenville, State of South Carolina, being shown as Lot 35 of Section I of Chanticleer Subdivision, a plat of which has been prepared by R. K. Campbell dated September 29, 1962, recorded in Plat Book YY at page 97 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Seven Oaks Drive at the joint front corner of lots 36 and 35 and running thence along said lot line N. 0-35 W. 189.3 feet to an iron pin; thence turning and running along the rear line of lot 35 N. 84-01 E. 142.9 feet to an iron pin at the joint rear corner of lots 35 and 34; thence turning and running along said line S. 05-47 W. 200.8 feet to an iron pin on the northern side of Seven Oaks Drive; thence with Seven Oaks Drive N. 89-36 W. 60 feet to an iron pin; thence still with said Drive S. 85-30 W. 60 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, easements and conditions affecting said property.

This is the same property conveyed to the grantor by deed recorded in Deed Book 874 at page 75 in the R.M.C. Office for Greenville County.

As part of the consideration the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1134 at page 226 in the R.M.C. Office for Greenville County and having a present balance of \$47,092.03.

Grantees are to pay 1971 County property taxes.

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 1st day of July 19 71.

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

Charles P. Ballenger, Jr. (SEAL)



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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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of July 19 71
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

[Signature]

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) 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 1st day of July 19 71.
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

Elizabeth R. Ballenger

RECORDED this 1st day of July 19 71, at 3:57 P. M., No. #88

27-1-22
WG 1.3-1-22
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