

GREENVILLE CO. S. C.
OCT 22 5 03 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that **M & S BUILDERS, INC.**
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Thirty-one Thousand and no/100ths (\$31,000.00) ----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

H. EARL BALLANTYNE and LETA H. BALLANTYNE, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, South Carolina,
known and designated as Lot No. 105, Section 2, Avondale Forest, as shown
on a Plat thereof in Plat Book BBB, at Page 37, in the R.M.C. Office for
Greenville County, South Carolina, and having the metes and bounds as
shown thereon.

This conveyance is made subject to any and all existing reservations,
easements, rights of way, zoning ordinances and restrictions or protec-
tive covenants that may appear of record, on the recorded plat(s) or on
the premises.

This being the identical property conveyed to us by Williams Land Company,
recorded in the R.M.C. Office for Greenville County, South Carolina, in
Deed book 921, at Page 448.

Grantees to pay 1971 property taxes.

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Greenville County
Stamps Paid \$ 34.10
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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 22nd day of October 1971.

SIGNED, sealed and delivered in the presence of:

M & S BUILDERS, INC. (SEAL)
A Corporation
By: Keith R. Smith
President
Secretary

James A. McLaughlin
James A. McLaughlin

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 22nd day of October 19 71.

James A. McLaughlin (SEAL)
Notary Public for South Carolina.

My Commission Expires: 9/30/80

RECORDED this 22nd day of October 1971 at 5:03 P. M., No. #11743

734.1

276-734.1-3-28