

State of South Carolina

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

AUG 17 4 58 PM '72 Know All Men by These Presents:

ELIZABETH RIDDLE R.M.C.

That I, W. C. Balentine,

in consideration of the sum of Twenty Thousand and No/100 (\$20,000.00)-----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)

FREDERICK W. PRESTON AND ORLEEN L. PRESTON, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel, or lot of land situate, lying, and being on the western side of Huntington Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 38 as shown on a plat of Huntington Subdivision prepared by Piedmont Engineers and Architects, and having according to a plat entitled "Property of W. C. Balentine", prepared by Piedmont Engineers and Architects, dated February 7, 1968, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "XXX", at Page 47, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Huntington Road at the joint front corner of Lots Nos. 37 and 38 and running thence with the line of Lot No. 37, N. 41-56 W. 345.75 feet to an iron pin in the line of Lot No. 36; thence with the line of Lot No. 36, N. 50-20 E. 50 feet to an iron pin; thence with the line of Lot No. 35 N. 52-45 E. 235.65 feet to an iron pin on the western side of Huntington Road; thence with the western side of Huntington Road following the curve thereof, the following courses and distances: S. 25-14 E. 71.3 feet to an iron pin; thence S. 21-26 E. 100 feet to an iron pin; thence S. 11-29 E. 100 feet to an iron pin; thence S. 2-44 W. 50 feet to an iron pin; thence S. 23-21 W. 50 feet to an iron pin; thence S. 36-20 W. 100 feet to the point of BEGINNING.

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, along with tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 839, at Page 1.

Grantees are to pay the 1972 taxes.

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 17th day of August, 19 72

W.C. Balentine (Seal)

Signed, Sealed and Delivered in the Presence of

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 17th

day of August, A. D., 19 72

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara B. Payne (Seal)

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 17th

day of August, A. D., 19 72

Notary Public for South Carolina Commission Expires October 20, 1979

Edwin V. Balentine

Cancelled documentary stamps attached to this U. S. \$

Recorded this 17th day of August, 19 72, at 4:58 P. M., No. 4956

202-1-1-175-20