

TITLE TO REAL ESTATE - Law Offices of Thomas C. Hrussey, P.A., Greenville, South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, Fred T. Bowers, Jr. and Betty H. Bowers

in consideration of Thirty-Eight Thousand Five Hundred and No/100-----(\$38,500.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Robert M. Ballinger and Martha B. Ballinger, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northeastern side of Rock Creek Drive and being known and designated as Lot No. 10 on a plat entitled "Property of Fredrick W. and Lucile Wenck", said plat being recorded in the RMC Office for Greenville County in Plat Book LLL at Page 147, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Rock Creek Drive, joint front corner of Lots 10 and 11 and running thence with the common line of said Lots, N.35-03 E. 370 feet to a point on the southern bank of Reedy River; thence with the southern bank of Reedy River as the line, S.33-18 E. 110.6 feet to a point; thence with the common line of Lots 9 and 10, S.35-06 W. 322 feet to a point on the northeastern side of Rock Creek Drive; thence with said Drive, N.59-04 W. 190 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly a 36 inch trunk sewer line across the rear of the property.

This is the same property as that conveyed to the Grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 975 at Page 696.



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 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 13th day of March 1974.

SIGNED, sealed and delivered in the presence of:

Thomas C. Hrussey (SEAL)
Kathy H. Rollins (SEAL)
Fred T. Bowers, Jr. (SEAL)
Betty H. Bowers (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of March 1974.
Thomas C. Hrussey (SEAL)
Notary Public for South Carolina.
My Commission Expires 4/7/79.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 13th day of March 1974.
Thomas C. Hrussey (SEAL)
Betty H. Bowers
Notary Public for South Carolina.
My Commission expires 4/7/79.

RECORDED this 14th day of March 1974 at 22816 M., No.

0347

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