

Guardian Fidelity Corporation
6 Edwards Building
Greer, SC 29651

FILED
GREENVILLE, S. C. EDWARDS
EDWARD K. EDWARDS, Attorney at Law
Greer, S. C.

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TITLE TO REAL ESTATE - Prepared by

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

EDWARD K. EDWARDS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Grady L. Ballard and Edith E. Ballard

in consideration of One Thousand Three Hundred Twenty-Four and 06/100ths (\$1,324.06) plus assumption of mortgage as recited herein----- 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 Guardian Fidelity Corporation, its successors and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Buncombe Street in the City of Greer, County of Greenville, State of South Carolina and known and designated as Lot No. 2 of a subdivision of property of N. M. Cannon, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 199 and according to said plat has the following metes and bounds:

BEGINNING at a stake in the northern side of Buncombe Street at the joint corner of Lots Nos. 1 and 2 and running thence with said street, S. 76-45 W. 50 feet to a stake at the corner of Lots Nos. 2 and 3 and running thence, N. 13-0 W. 204.5 feet to a stake; thence, N. 77-0 E. 50 feet to a stake at the corner of Lots Nos. 1 and 2; running thence, S. 13-0 E. 204.5 feet to the point of beginning.

DERIVATION: Deed Book 954 page 281 R.M.C. Office for Greenville County. -285-63-10-4

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights-of-way, of record, if any, affecting the above-described property.

As a part of the consideration herein, the Grantee assumes and agrees to pay that certain mortgage given by the Grantors herein to First Federal Savings and Loan Association, said mortgage being recorded in Mortgage Book 1248 page 119 in the R.M.C. Office for Greenville County, said mortgage having a principal balance of \$6,544.25.



together with all and singular the rights, members, appurtenances and appurtenances to said premises belonging or in any wise incident or appurtenance, 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 11th day of April, 1974.

SIGNED, sealed and delivered in the presence of:
Grady L. Ballard (SEAL)
GRADY L. BALLARD
Edith E. Ballard (SEAL)
EDITH E. BALLARD
Donna K. Padden (SEAL)
Linda Robison (SEAL)

Greenville County
Stamps (SEAL)
No. 380 Sec. 1

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) 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 11 day of April, 1974

Donna K. Padden (SEAL)
Notary Public for South Carolina.
My Commission Expires October 20, 1982

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 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 11 day of April, 1974
Edith E. Ballard (SEAL)
EDITH E. BALLARD

Notary Public for South Carolina.
RECORDED this 11 day of April, 1974 at 11:13 P.M. No. 25601
My Commission Expires October 20, 1982

APR 12 1974

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