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GREENVILLE, S.C.

SEP 14 3 21 PM '76

VOL 1042 PAGE 870

TITLE TO REAL ESTATE Prepared by SIMON L. JAY, ATTORNEY AT LAW, 113 MAIN STREET, GREENVILLE, SOUTH CAROLINA

DONNIE S. TANKERSLEY R.M.C.

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That we, David L. Ballew and Linda W. Ballew,

in the State aforesaid, in consideration of the sum of Four Thousand Three Hundred and No/100 (\$4,300.00)-----DOLLARS, and assumption of mortgage,

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) BALENTINE BROTHERS BUILDERS, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northwesterly side of Perry Road, being shown and designated as Lot No. 7, on plat of Property of Ethel Y. Perry, recorded in the RMC Office for Greenville County, S. C., in Plat Book "Q", at Page 24, and having the following metes and bounds, to wit: BEGINNING at a point on Perry Road, joint front corner of Lots Nos. 6 and 7, and running thence along the joint line of said lots, N. 47-00 W. 131 feet to a point at joint rear corner of said lots; thence N. 43-00 E. 60 feet to a point at joint rear corner of Lots Nos. 7 and 8; thence along the joint line of said lots, S. 47-00 E. 131 feet to a point at joint front corner of said lots; thence along Perry Road, S. 43-00 W. 60 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to the grantors by deed of Duke Power Company, dated 21 May 1975, recorded 23 May 1975, RMC Office for Greenville County, S. C., in Deed Book 1018, at Page 735. - 235-169-9-22

As a part of the consideration, grantee assumes and agrees to pay the balance due on that certain mortgage from grantors to First Federal Savings & Loan Association, said mortgage being in the original amount of \$12,800.00, dated and recorded 23 May 1975, RMC Office for Greenville County, S. C., in Mortgage Book 1339, at Page 876, upon which there is a present balance due of \$12,486.12.

GRANTEE'S MAILING ADDRESS IS: 12 Burgundy Drive, Greenville, South Carolina 29607.

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 14th day of September, 1976

Signed, Sealed and Delivered in the Presence of David L. Ballew (Seal) Linda W. Ballew (Seal) Barbara D. Payne (Seal) 9.00 Greenville County Stamps (Seal) Paid \$ 4.95 Act No. 390 Sec. 1

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 14th day of September, A. D., 1976

Notary Public for South Carolina Commission Expires October 29, 1979

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 14th day of September, A. D., 1976

Notary Public for South Carolina Commission Expires October 29, 1979

Recorded this SEP 14 1976

Linda W. Ballew (Seal) CANCELLED 4328 RV-2