

104 January 1977
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 18 8 37 AM '77
DONNIE S. TANKERSLEY
R.N.C.

NTC

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KNOW ALL MEN BY THESE PRESENTS, that We, Josiah K. Bates and William T. Bates, Individually and as Co-Executors of the Estate of Mary Bates Ballenger

in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) ----- 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

W. H. ALFORD, His Heirs and Assigns, Forever:

ALL that piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, as shown on plat of the Estate of Mary B. Ballenger, made by Dalton & Neves, Engineers, August, 1976, and having the following metes and bounds:

BEGINNING at iron pin on Wade Hampton Boulevard, (U. S. Highway 29) at the intersection of Batesview Drive and running thence N. 52-30 E. 175 feet to old iron pin; running thence along line of William R. Timmons, Jr., et al, S. 37-30 E. 212.9 feet to iron pin; running thence along line now or formerly of Mary B. Ballenger Estate S. 51-42 W. 221.7 feet to iron pin on Batesview Drive; thence along Batesview Drive N. 25-18 W. 221 feet to iron pin, the beginning corner.

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The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

This being the same property conveyed to Mary Bates Ballenger from William T. Bates on April 21, 1939, and recorded April 22, 1939. Thereafter Mary Bates Ballenger died testate devising the within described property to William T. Bates and Josiah K. Bates, she having died March 13, 1976, as shown in the Probate Judge's Office for Greenville County in Apartment 1418, File 1.

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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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 13th day of January 1977.

SIGNED, sealed and delivered in the presence of:

Josiah K. Bates
Bernadine Kelch

Josiah K. Bates (SEAL)
INDIVIDUALLY AND AS CO-EXECUTOR OF THE
ESTATE OF MARY BATES BALLENGER (SEAL)
William T. Bates (SEAL)
INDIVIDUALLY AND AS CO-EXECUTOR OF THE
ESTATE OF MARY BATES BALLENGER (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13th day of January 19 77.

Josiah K. Bates (SEAL)
Notary Public for South Carolina.

Bernadine Kelch

My commission expires July 14, 1977

FLORIDA
STATE OF FLORIDA
COUNTY OF DADE

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 13th day of January 19 77

James M. Olmstead (SEAL)
Notary Public for South Carolina, Florida

Alice L. Bates

My commission expires 9/26/78

RECORDED this 8th day of January 1977.

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