

TITLE TO REAL ESTATE - INDIVIDUAL FOR *Philip & Mitchell, P.A., Greenville, S.C.*

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STATE OF SOUTH CAROLINA } *Wm S. Flandersley*  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that JAMES F. BALLENGER and JUDY P. BALLENGER

in consideration of Thirty-five Thousand Five Hundred and no/100ths (\$35,500.00) - 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 BOBBY W. JOHNSON and ELIZABETH B. JOHNSON, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Crosscreek Lane, in Greenville County, South Carolina, being known and designated as Lot No. 39 on a plat of MOUNTAINBROOKE SUBDIVISION, made by Robert E. Rembert, Surveyor, dated October 19th, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, at page 47, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Crosscreek Lane at the joint front corner of Lots Nos. 38 and 39 and running thence with the common line of said lots, N. 48-00-50 W., 200 feet to an iron pin; thence S. 41-59-10 W., 90 feet to an iron pin at the rear corner of Lots Nos. 39 and 40; thence along the common line of said lots, S. 48-00-50 E., 200 feet to an iron pin on the northwestern side of Crosscreek Lane; thence along the northwestern side of Crosscreek Lane, N. 41-59-10 E., 90 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of The Ervin Company, recorded June 5, 1973 in Deed Book 976 at page 125, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees and assumes to pay Greenville County property taxes for the tax year 1977 and subsequent years.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
MAY 30 1977  
PB. 11218  
\$ 71.00

212600

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 assigns against the grantor(s) and the grantor(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 hands and seal(s) this 25th day of May 19 77  
Signed, sealed and delivered in the presence of  
*James F. Ballenger* (SEAL)  
*Judy P. Ballenger* (SEAL)  
*Brenda Kay Wilkes*

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 25 day of May 1977  
*Delinda P. Sain* (SEAL)  
Notary Public for South Carolina  
My commission expires: *May 13, 1984*  
*Brenda Kay Wilkes*

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
MAY 30 1977  
PB. 11218  
\$ 39.05

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  
day of 25 MAY 19 77  
*Delinda P. Sain* (SEAL)  
Notary Public for South Carolina  
My commission expires: *May 13, 1984*  
*Judy P. Ballenger*

RECORDED this 25 day of May 19 77 at 11:00 A/ M. No. 32666

54/018

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