

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that South Carolina National Bank and Annie Pearl Findley Ballentine, as Co-Trustees of the Estate of the late A. F. Ballentine, in consideration of Thirty-Five Thousand (\$35,000.00) 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 Irvine Street Realty Corp., 15 N. Irvine Street, Greenville, S.C., its successors and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, South Carolina, on the northern side of Haynie Street, and being shown and designated on a plat entitled PROPERTY OF A.F. BALLENTINE, dated August 1924, and recorded in the R.M.C. Office for Greenville County, S.C. in Plats Book F at Page 250, being Lots 3, 4, 5, 6, 9, 10, the greater portion of Lots 7 and 8, and the rear portion of Lots 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Haynie Street at the southwestern corner of said tract and running thence N. 9-42 W. 187 feet to a point on the northwestern corner of said tract; thence running N. 81-02 E. 103.6 feet to a point on an unnamed street; thence S. 9-45 E. 187 feet to a point on Haynie Street; thence with the edge of Haynie Street S. 81-02 W. 103.8 feet to an iron pin, the point of beginning; also, beginning at a point on the unnamed street 70 feet from the intersection of Haynie Street and running thence with the edge of the unnamed street N. 9-45 W. 117.5 feet to a point; thence N. 81-02 E. 98 feet to a point; thence S. 9-45 E. 117.3 feet to a point; thence S. 81-02 W. 98 feet to a point on the eastern side of said unnamed street, the point of beginning.

-500-91.1-6-8,8.1,8.2,8.3,8.4,9.2

This being a portion of the property conveyed to A.F. Ballentine by deed of J.C. Milford recorded in the R.M.C. Office for Greenville County, S.C. in Deeds Book 102 at Page 124 on May 1, 1924.

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ALSO, ALL that certain piece, parcel or tract of land in the Town of West Greenville, having a frontage of 200 feet on the northern side of Perry Avenue, with a depth in parallel lines of 192 feet to an unnamed street, now Doe Street, and measuring 200 feet along the said street, being known as Lots 57, 58, 59 and 60 on a plat of the lands of Furman and Haynesworth.

-519-123-13-17

This being the property conveyed to A.F. Ballentine by deed of M.M. Meadors recorded in the R.M.C. Office for Greenville County, S.C. in Deeds Book 136 at Page 36 on March 29, 1928.

For authority to make this deed, see the files of the Probate Court for Greenville County, S.C., Apartment 851, File 16, the Estate of the late A.F. Ballentine.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plats or on the premises.

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, and the grantee's successors and assigns, forever. And, the grantors do hereby bind the grantors and their successors and assigns, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and assigns and against themselves and anyone claiming under, by or through said grantors.

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
AUG 22 1927
TAX \$ 70.00
PB 11219

SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY STAMP

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