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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address:
4 Oakwood Avenue
Taylors, S. C. 29687

KNOW ALL MEN BY THESE PRESENTS, that RUSSELL E. BALLENTINE

in consideration of Thirty-Five Thousand Seven Hundred and No/100 (\$35,700.00)----- 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

JOHN C. SHENBERGER and PAMELA K. SHENBERGER, their Heirs and Assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being on the northern side of Oakwood Avenue, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 23 on plat of OAKWOOD ACRES, dated September, 1959, prepared by J. Mac Richardson, RLS, recorded in Plat Book MM, Page 135 in the RMC Office for Greenville County and being described, according to said plat, more particularly, to wit:

BEGINNING at an iron pin on the northern side of Oakwood Avenue, at the joint front corner of Lots 23 and 24 and running thence along the common line of said lots, N 22-55 W 175 feet to an iron pin at the joint rear corner of said lots; thence N 67-05 E 90 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along the common line of said lots, S 22-55 E 175 feet to an iron pin at the joint front corner of said lots on the northern side of Oakwood Avenue; thence along said Avenue, S 67-05 W 90 feet to an iron pin, the point of beginning.

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

Derivation: Deed of Harry M. Alexander recorded June 26, 1973 in Deed Book 977, at Page 614 and deed of Doris R. Ballentine recorded June 24, 1974 in Deed Book 1001 at Page 671.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 19th day of February 19 78.

SIGNED, sealed and delivered in the presence of:

S. Gray Walsh
Linda M. Beard

Russell E. Ballentine (SEAL)
Russell E. Ballentine

STAMP
TAX \$ 72.00
RECORDED

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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(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of February 19 78.

S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 9/2/79

Linda M. Beard

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, 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

19th day of February 1978 .
S. Gray Walsh (SEAL)
Notary Public for South Carolina.
My commission expires: 9/2/79

Russell E. Ballentine

RECORDED this FEB 22 1978 day of
At 3:03 P.M.

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