

TITLE TO REAL ESTATE - INDIVIDUAL FORM - Inland, Mitchell & Ardel, P.A., Greenville, S.C.

Route 6, Box 622
Old Grove Road
Piedmont, S.C. 29673

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE COUNTY
APR 4 2 24 PM '79

KNOW ALL MEN BY THESE PRESENTS, that G. M. GUNTER

in consideration of Fifty Five Thousand and No/100 (\$55,000.00)

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 BRUCE B. BALLENGER and ALICE E. BALLENGER, their heirs and assigns:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Old Grove Road, Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of Section 3 of Haselwood dated October 1973 made by Dalton & Neves, Engrs., recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at page 26 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Old Grove Road at the joint front corner of Lots Nos. 57 and 58; and running thence with the common line of said lots, S. 59-06 E., 306.1 feet to an iron pin in the rear line of Lot No. 48; and running thence, S. 30-50 W., 150 feet to an iron pin at the joint rear corners of Lots Nos. 57 and 56; thence along the common line of said lots, N. 59-50 W., 303.1 feet to an iron pin on the eastern side of Old Grove Road; and running thence with said Road, N. 29-41 E., 150 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the grantor herein by deed of M. L. Lanford, Jr. recorded in the RMC Office for Greenville County, S. C. in Deed Book 1081 at page 196 on June 13, 1978, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1979 and subsequent years.

DOCUMENTARY
STAMP
110.00

SOUTH CAROLINA
COUNTY DOCUMENTARY
TAX
60.50

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 grantees, and the grantor's heirs or successors and assigns forever. And the grantor doth hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantor's heirs or successors and assigns against the grantor and the grantor'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 and seal this 4th day of April 1979

G. M. Gunter (SEAL)
G. M. GUNTER (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that to the best of her own knowledge and belief she is the within named grantor's agent, seal and as the grantor's act and deed deliver the within written deed and that to the best of her own knowledge and belief she is the within named grantor's executor.

SWORN to before me this 4th day of April 1979

Allyson L. Jester (SEAL)
Notary Public for South Carolina
My commission expires 1-31-83

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 of the above named grantor, 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 grantor and the grantor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of April 1979

Allyson L. Jester (SEAL)
Notary Public for South Carolina
My commission expires 1-31-83
RECORDED in Greenville County, S.C. APR 4 1979 2:24 P.M.

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