

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
P. O. BOX 10267
GREENVILLE, S. C.
29603

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

20 1184

KNOW ALL MEN BY THESE PRESENTS, that THETIS B. RUSH, individually and as Executrix under the Last Will and Testament of Una J. Ballenger, and Maree Lucretia Ballenger, in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration, to the Grantors in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

HERITAGE PROPERTIES, A SOUTH CAROLINA GENERAL PARTNERSHIP, its heirs, successors and assigns, forever:

ALL OF OUR RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, City of Greer, lying on the southern side of Memorial Drive Extension (S. C. Road S 23-110), being shown and designated as 8.68 acres (exclusive of road right-of-way) on a plat of the property of Heritage Properties, prepared by Wolfe & Huskey, Inc., Engineering & Surveying, dated January 17, 1980, recorded in the R.H.C. Office for Greenville County in Plat Book 7-V, Page 23, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a point in the center of Memorial Drive Extension at the joint front corner of this tract and property now or formerly belonging to Leila Jane Loftis and running thence with the center of Memorial Drive Extension the following courses and distances: S. 76-16 E. 100 feet to a point, S. 73-06 E. 100 feet to a point, S. 68-38 E. 100 feet to a point, S 64-35 E. 100 feet to a point, S. 59-31 E. 100 feet to a point, S. 55-53 E. 200 feet to a point, S. 54-46 E. 200 feet to a point, and S. 53-55 E. 318.1 feet to a point at the joint front corner of this tract and property now or formerly belonging to Charles D. Ballenger and Maree L. Ballenger; thence with the common line of this tract and other property belonging to Charles D. Ballenger and Maree L. Ballenger, S. 23-18 W. (passing an iron pin at 35.4 feet) 279.5 feet to an iron pin on the line of property now or formerly identified as property of the Geanie L. Caldwell Subdivision; thence with the rear line of this tract, N. 62-07 W. 1,289.4 feet to an iron pin on the line of property now or formerly belonging to Leila Jane Loftis; thence with the common line of this tract and property now or formerly of Loftis, N. 38-37 E. 322.8 feet to a point in the center of Memorial Drive Extension (iron pin back on line at 41.3 feet), the point of beginning. *G 19-1-21.2*

- 11-289-OUT OF G 19-1-21 Note
This is a portion of the property conveyed to C. W. Ballenger by deed from E. G. Ballenger dated March 8, 1922, recorded in the R.H.C. Office for Greenville County on May 3, 1923 in Deed Book 88, Page 219. The said C. W. Ballenger died testate on October 14, 1933, as evidenced by his estate file recorded in the Probate Court for Greenville County in Apartment 307, File 18. Under his Last Will and Testament, the said C. W. Ballenger devised said property to his wife, Martha E. Ballenger, and to his children, Everett Guy Ballenger and Maree Lucretia Ballenger. The said Martha E. Ballenger died intestate December 9, 1941 as evidenced by her estate file recorded in the Probate Court for Greenville County in Apartment 446, File 15, leaving as her sole heirs at law her children, Everett Guy Ballenger and Maree Lucretia Ballenger. The said Everett Guy Ballenger died testate on July 20, 1969 as evidenced by his estate file recorded in the Probate Court for Greenville County in Apartment 1093, File 9. Under his Last Will and Testament, Everett Guy Ballenger devised his interest in the subject property to his wife, Una J. Ballenger, and to his children, Charles D. Ballenger, Thetis B. Rush and Martha B. Lesley. The said Una J. Ballenger died testate on August 11, 1978 as evidenced by her estate file recorded in the Probate Court for Greenville County in Apartment 1528, File 11. Under her Last Will and Testament,

GREENVILLE COUNTY DOCUMENTARY TAX
90.75
F.B. 1981

0.387

4328 RV-2