

Grantees' address: Highway 290, Route #2, Taylors, S. C., 29687.
TITLE TO REAL ESTATE-Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 8 1982
SLEY

1105-231

KNOW ALL MEN BY THESE PRESENTS, that Philip D. Bowers and Sandra C. Bowers

in consideration of Nineteen Thousand Twenty-Three & 55/100 (\$19,023.55) Dollars,
and assumption of mortgage hereinafter described

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Jimmy D. Ballard and Sharon S. Ballard, their heirs and assigns forever:

ALL that piece, parcel or lot of land located in O'Neal Township, County of Greenville, State of South Carolina, being shown on plat survey prepared by R. B. Bruce, R.L.S. No. 1952, dated November 3, 1978, entitled "Property of Philip D. Bowers and Sandra C. Bowers", recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6X, at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the right-of-way of South Carolina Highway 290 and running along the line of other M. D. Moon property, S. 48-20 W. 158.7 feet to the corner iron pin; thence further along the line of M. D. Moon property, N. 42-00 W. 189.7 feet to a corner iron pin; thence along the line of J. W. Carlton property, N. 43-12 E. 160.2 feet to an iron pin at the right-of-way of South Carolina Highway 290; thence along the line of said Highway right-of-way, S. 41-44 E. 203.5 feet to the point of beginning.

As a part of the consideration for this conveyance, the Grantees have assumed and agreed to pay all sums due and owing by Grantors to Collateral Investment Company under that certain Promissory Note and Real Estate Mortgage in the original principal sum of \$54,600.00, dated November 10, 1978 and recorded on November 13, 1978 in the R.M.C. Office for Greenville County in Mortgage Book 1449, Page 825, said Mortgage having an unpaid principal balance in the amount of \$53,226.45.

9 (355) 648.1-1-35.1

This is the same property conveyed to Grantors hereby by deed of Mary Agnes M. Edmonds, individually, Mary Moor Edmonds, as Trustee, and Ed Moon Edmonds, as beneficiary, by deed dated November 10, 1978 and recorded in the R.M.C. Office for Greenville County on November 13, 1978, in Deed Book 1091, Page 616.

This conveyance is made subject to all easements, restrictions and rights-of-way of record. Grantees are to pay taxes for 1982 and all succeeding years.

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 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 8th day of June, 1982.

SIGNED, sealed and delivered in the presence of:
Philip D. Bowers (SEAL)
Sandra C. Bowers (SEAL)
Lara D. Alexander (SEAL)
Lara D. Alexander (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8th day of June, 19 82.
Lara D. Alexander (SEAL)
Notary Public for South Carolina
My commission expires: 11/3/82

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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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 8th day of June, 19 82.
Sandra C. Bowers (SEAL)
Notary Public for South Carolina.
My commission expires: 11/3/82

RECORDED this 8th day of June, 1982 at 11:37 A/M

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 21.45

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