

GRANTEES' MAILING ADDRESS: 1405 ...

TITLE OF REAL ESTATE Gaddy and Davenport, P.A., Attorneys at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 7 1983
303A ...

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KNOWN ALL MEN BY THESE PRESENTS, that Ann H. Martin and William M. Martin,-----

in consideration of Three Thousand and No/100 (\$3,000.00) Dollars and assumption of mortgage herein stated below-----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Russell E. Ballentine and Tee E. Ballentine, their heirs and assigns forever:

ALL that certain lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the northern side of Wilbanks Street, known and designated as Lot No. 3, property of Central Realty Corporation, according to plat thereof made by Pickell, March 28, 1947, recorded in the R.M.C. Office for Greenville County in Plat Book Q, at Page 147, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin 123 feet from the northwestern intersection of Owen Street and Wilbanks Street, thence running with Wilbanks Street, S. 79-45 W.; 62 feet to an iron pin; thence N. 10-15 W., 150 feet to an iron pin; thence N. 79-45 E., 62 feet to an iron pin, thence S. 10-15 E., 150 feet to the point of beginning.

14 (235) 230-7-11

This is the same property conveyed to the Grantors herein by deed of The Henderson Company, Inc., dated and recorded July 13, 1981, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1151, at Page 600.

The above described property is conveyed subject to all restrictive covenants, setback lines, rights of way and easements, if any, of public record, appearing on recorded plat(s), and as may be determined from an inspection of the premises.

As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay the balance due on that certain promissory note and real estate mortgage given by Ann H. Martin and William M. Martin, to The Kissell Company, in the principal amount of \$20,950.00, dated July 13, 1981; said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1546, at Page 800, and having a present remaining balance due thereon in the sum of \$20,904.04.

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 6th day of January 1983.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
Ann H. Martin

[Signature] (SEAL)
William M. Martin

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 6th day of January 1983.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 9/26/90

[Signature]

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 6th day of January 1983.
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 10/8/89

[Signature]
Ann H. Martin

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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