

GRANTEES' MAILING ADDRESS: _____

TITLE OF REAL ESTATE Gaddy and Davenport, P.A., Attorneys at Law 1983

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

in consideration of Two Thousand and No/100 (\$2,000.00) 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the western side of Gridley Street, near the City of Greenville, being shown as Lot #45 on plat of Mountain View Land Company recorded in Plat Book A, at Page 397, in the R.M.C. Office for Greenville County, and described as follows:

BEGINNING at a stake on the Western side of Gridley Street, corner of Lot #46, and running thence with the line of said lot, N. 89-30 W. 145 feet to a stake on an alley; thence with said alley S. 11-30 E. 50 feet to a stake, corner of Lot #44, thence with line of said lot S. 89-30 E. 143 feet to a stake on Gridley Street; thence with the western side of Gridley Street, N. 13-00 W. 50 feet to the beginning corner.

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.

12(235) 155-39

This is the identical property conveyed to John L. Bruin and Ann H. Martin by deed of Dot Properties, Inc., dated June 4, 1982, recorded in the R.M.C. Office for Greenville County in Deed Book 1168, at Page 346, on June 9, 1982. The said John L. Bruin conveyed his undivided interest in the within described property to Ann H. Martin and William M. Martin by deed dated July 15, 1982, recorded in the aforesaid R.M.C. Office in Deed Book 1172, at Page 442. The said Ann H. Martin conveyed an undivided interest in said property to William M. Martin, by deed dated August 20, 1982, and recorded in the aforesaid R.M.C. Office in Deed Book 1172, at Page 443.

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 (SEE BACK FOR CONTINUATION)

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
_____ (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 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: 7/26/90

[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: 10/8/85

[Signature]
ANN H. MARTIN

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

(CONTINUED ON NEXT PAGE)

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