

108, Richbourg Road
Greenville, SC 29615

FILED
GREENVILLE CO. S.C.
DEC 28 } 4 44 PM '84
DONNIE S. HARRIS
HARRIS

VOL. 1230 PAGE 25

State of South Carolina,

County of GREENVILLE

QUITCLAIM DEED

WHEREAS, the grantees herein were deeded the below-described property by deed of Frank G. Ballenger dated February 5, 1964, recorded in Deed Book 741 at Page 496; and

WHEREAS, Frank G. Ballenger received his interest in said property by deed from Leo G. Ballenger, Elizabeth Ballenger Schwaiger, Dorothy Ballenger Phillips and Louise Ballenger Woods recorded October 1, 1963 and by devise from R. S. Ballenger who died testate on September 5, 1943 as will appear by Apartment 469, File 18, in the Office of the Probate Court for Greenville County, South Carolina, said Will providing: "I give, devise and bequeath all my property both real and personal to my wife, Leo G. Ballenger, for and during her lifetime, with remainder at the time of her death, to my children, share and share alike, per stirpes"; and

WHEREAS, some question has arisen as to the time of determination of the children of R. S. Ballenger; and

WHEREAS, at the time of R. S. Ballenger's death, his children were Elizabeth Ballenger Schwaiger, Dorothy Ballenger Phillips, Louise Ballenger Woods and Frank Ballenger who were all living. At the time of Leo G. Ballenger's death, the surviving children were Elizabeth Ballenger Schwaiger, Dorothy Ballenger Phillips and Louise Ballenger Woods, Frank Ballenger having predeceased Leo G. Ballenger so that his per stirpes interest would have gone to his only child, Wayne W. Ballenger;

NOW, THEREFORE, Wayne W. Ballenger grants any interest he may have to James R. Taylor and Virginia P. Taylor.

KNOW ALL MEN BY THESE PRESENTS, That I, Wayne W. Ballenger,

in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) -----

-----Dollars,

to me in hand paid at and before the sealing of these presents by

James R. Taylor and Virginia P. Taylor

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents

do grant, bargain, sell and release unto the said James R. Taylor and Virginia P. Taylor, their heirs and assigns forever:

All that piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on Paris Mountain Avenue, being known and designated as Lot No. 8 of the property of R. S. Ballenger as shown on a plat thereof made by Dalton & Neves, September, 1937, being recorded in the RMC Office for Greenville County in Plat Book Q, at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Paris Mountain Avenue, joint front corner of Lots Nos. 8 and 9, and running thence with the line of Lot No. 9, N. 6-13 W. 173.7 feet to an iron pin, joint rear corner of Lots Nos. 8 and 3; thence with the line of Lot No. 3, N. 84-0 E. 59 feet to an iron pin at the joint corner of Lots Nos. 3, 8 and 7; thence with the line of Lot No. 7, S. 6-13 E. 173.6 feet to an iron pin on the northern side of Paris Mountain Avenue; thence with Paris Mountain Avenue, S. 83-50 W. 59 feet to the beginning corner. For a more recent survey of said property, see plat prepared by Dalton & Neves, Engineers, February, 1952, being recorded in the RMC Office for Greenville County in Plat Book Z, at Page 46.

12-235-166-7-16.1 NOTE

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