

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-26-48

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Ruth M. Batson, M. G. Batson and W. S. Batson, as
Trustee for M. G. Batson,

in the State aforesaid,
in consideration of the sum of
Sixty-eight hundred & no/100 (\$6,800.00)
(Which amount includes assumption of the mortgage mentioned below) Dollars

to us in hand paid
at and before the sealing of these presents by R. G. McKee

(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

R. G. McKee, his heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the South side
of Beverley Road in Chick Springs Township, near Paris, in Greenville County, S. C., being known
as Tracts 19, 20, 21, 22, 23 and the western portion of Tract 24 as shown on plat of subdivision
known as Beverly Hills, made by H. Olin Jones, Engineer, October 15, 1913, recorded in the R. M.
C. Office for Greenville County in Plat Book "C", at page 121, and having according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Beverly Road at joint front corner of Lots 18 and
19 and running thence with the line of Lot 18, S. 46-10 W. 381.2 feet to an iron pin; thence S.
43-40 E. 981.8 feet to a pine tree in rear line of Tract 21; thence continuing S. 45-42 E.
568.1 feet to an iron pin at rear corner of Tracts 23 and 24; thence continuing along the rear
line of Tract 24, S. 45-42 E. 96.8 feet, more or less, to an iron pin at corner of lot heretofore
conveyed by John F. Zimmerman to Margaret Zimmerman by deed recorded in Volume 180, at page 312;
thence with said property heretofore conveyed to Margaret Zimmerman by deed last mentioned, N.
23-50 E. 955 feet to a point in the center of Beverly Road; thence following the center of
Beverly Road the following courses and distances: N. 65-35 W. 88.5 feet; N. 64-28 W. 104.7 feet;
N. 40-56 W. 94.4 feet; N. 28-45 W. 152.3 feet; N. 32-57 W. 79.2 feet; N. 54-02 W. 67.5 feet;
N. 74 W. 44.1 feet; N. 78-39 W. 213.4 feet; N. 78-39 W. 55 feet; N. 78-07 W. 201.3 feet; N. 78-
07 W. 142.8 feet; N. 82-26 W. 82.5 feet; S. 82-56 W. 131.4 feet to the beginning corner, and
containing 26.05 acres, more or less.

The above property was conveyed to M. G. Batson and Ruth M. Batson by deed of Eugene P.
Batson and Anna Howell Nobles Batson dated April 28, 1945, recorded in the R. M. C. Office for
Greenville County in Deed Book 275, page 62. Thereafter Ruth M. Batson conveyed to W. S. Batson,
as Trustee for M. G. Batson her undivided interest in the above property by deed dated November
6, 1945 and recorded in the R. M. C. Office for Greenville County in Deed Book 285, page 53.
In the said deed of Ruth M. Batson to W. S. Batson, as Trustee for M. G. Batson, it was the
intent of both the Grantor and the Grantee in said deed that W. S. Batson, as Trustee for M. G.
Batson be given full power and authority as trustee to hold, manage, sell and convey by proper
deed all or any portion of the lands described in said conveyance, but said powers were
erroneously omitted therefrom and the said Ruth M. Batson and M. G. Batson are joining in this
conveyance for the purpose of conveying to the Grantee herein any interest which either of them
have in the above property and also for the purpose of confirming the power of sale vested in the
said W. S. Batson as Trustee for M. G. Batson hereinabove set forth.

As a part of the consideration of this conveyance the Grantee assumes and agrees to pay that
mortgage given by Eugene P. Batson to John F. Zimmerman on December 15, 1944, recorded in the
R. M. C. Office for Greenville County, S. C. in Mortgage Book 331, Page 86 on which there is due
a principal balance of \$4404.87 with interest from August 1, 1946.

The Grantor is to pay the 1946 State and County taxes.

Handwritten notes and signatures at the bottom right of the page, including a date "4/18/47" and a signature "R.G. McKee".