

# State of South Carolina,

Greenville County

Know all Men by these presents, That I, J. T. Collins, as trustee for J. T. Collins and W. M. Batson, Jr., of Greenville County

in the State aforesaid, in consideration of the sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) -----Dollars

to me paid by Ronald Batson

in the State aforesaid, 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 Ronald Batson, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, just outside the City of Greenville on Franklin Road and being known and designated as Lot No. 5 as shown on a plat of property of S. L. Styles recorded in the R. M. C. Office for Greenville County in Plat Book K at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of said Franklin Road, joint corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots, N. 55-35 W. 132.4 feet to a point on the southern side of Berkley Avenue; thence with the southern side of Berkley Avenue, N. 78-37 E. 157.4 feet to an iron pin in the intersection of Berkley Avenue and Franklin Road; thence with the west side of Franklin Road, S. 19-55 W. 45 feet to an iron pin; thence still with the west side of Franklin Road, S. 26-17 W. 67.4 feet to the beginning corner; being the same property conveyed to J. T. Collins as trustee for J. T. Collins and W. M. Batson, Jr., by Cecil McCarter and Mary N. McCarter by their deed dated July 22nd, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 608 at Page 396.

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions and protective covenants recorded in the R. M. C. Office for Greenville County in Vol. 172 at Page 216 and also Vol. 212 at Page 393. This property is shown on the County Tax Map at Sheet 163, Block 3, Lot 1. The grantee is to pay taxes for 1958, which taxes have been pro-rated as of this date.

163-3-1

