5M 9-54 No. 137—TITLE TO REAL ESTATE—W. A. SEYBT & CO., OFFICE SUPPLIES, GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

JUN 16 10 25 AM 1959

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, J. H. Batson

in the State aforesaid, in consideration of the sum of $10.00 and love and affection which I bear the grantees herein, ~~Dollars~~ to me in hand paid at and before the sealing of these presents by Bertha E. Batson, Mildred Elizabeth Nixon and Doris Helen Rhoden, (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 grantees, ~~their heirs~~ ~~and assigns~~ the following described properties under the following terms and conditions; said properties to be the property of my beloved wife, Bertha E. Batson, for and during the term of her natural life, and then to my beloved daughters, at her death, as hereinbelow indicated, (subject, however, to Will of Grantor hereinafter referred to):

(1) All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, lying on the west side of the New Buncombe highway, known as Lot Number Five (No.5) on plat of lands of H. Y. Batson Estate made by M.O. Owens, Surveyor, January 14, 1935, containing .498 acres, more or less, and having the following courses and distances, according to said Plat:

BEGINNING at an iron pin, corner of said Highway and North Fork of Perry Road, and running thence with the line of the right of way of said Highway, S. 25 E. 3.24 to iron pin; thence with South Fork of Perry Road, S. 87½ W. 4.24 to iron pin; thence with the North Fork of Perry Road, N. 42-3/4 E. 4.21 to the beginning corner, and being the same lot of land conveyed to J. H. Batson by Emma Boatman Griffith by her deed dated September 5, 1941, and recorded in the R. M. C. office for Greenville County in Deed Book 236, at page 403; this property, upon the death of the life tenant herein, Bertha E. Batson, to go to and become the property of the said Mildred Elizabeth Nixon in fee simple.

(2) Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lots 25-26-30 & 31, Block A, of Newlands Sub-division, as shown by Plat recorded in the office of R. M. C. for Greenville County in Plat Book C page 199, and being the same property conveyed to J. H. Batson by Clinton Roberts, Amy F. Roberts and Raymond K. Roberts by their deed dated ___day of November, 1944, and recorded in the R. M. C. office for Greenville County in Deed Book 269, at page 241; at the death of the life tenant herein, Bertha E. Batson, Lot 25 above mentioned, shall go to and become the property in fee simple of Mildred Elizabeth Nixon, and Lots No. 26,30 and 31 to go to and become the property of Doris Helen Rhoden in fee simple.

(3) Also, all that certain lot of land situate in the State and County aforesaid, in what is known as "Park Place", near the City of Greenville, a revised Plat of which is of record in the R. M. C. Office for Greenville County, in the State of South Carolina, in Plat Book "A" at Page 119. Said lot being known as No. 7 in Block "L", and said lot having been conveyed to J. P. Batson by L. P. Loftis by deed dated

151-2-8 (168-2-2.1 On 168-22) (168-2-3.1 On 168-23 & 24) (168-1-1)