

GREENVILLE CO. S. C.



TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Att

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

Ella R. Batson, Individually and as Executrix of Estate of W. J. Batson, Dec.

That J. E. Batson, E. B. Batson, B. E. Batson, W. M. Batson, Woodrow Batson, Lillian B. Styles, Lidie B. Montgomery, and Bette B. Stafford in the State aforesaid, in consideration of the sum of THREE HUNDRED AND NO/100THS - - - - - DOLLARS, (\$300.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Harvey Hawkins and Barbara B. Hawkins, their heirs and assigns

All that piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, South Carolina, being an unnumbered lot of Mountain View Acres, and according to plat of same made by Jones and Sutherland, Engineers, April 18, 1958, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of a black top County road at joint corner of property of B. E. Batson, and running thence with the line of Batson property S. 86-53 E., 350 feet to iron pin; thence S. 3-07 W., 183 feet to an iron pin on the north side of Morning Dale Drive; thence with Morning Dale Drive S. 86-53 E. 115 feet; thence N. 3-10 E., 323.1 feet; thence N. 85-50 W., 458.3 feet to a point in the center of said County Road; thence with the center of said road S. 5-44 W., 149.2 feet to the point of beginning.

ALSO: that other lot being designated as Lot No. 3 of Mountain View Acres according to said plat, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Morning Dale Drive at joint corner of Lots Nos. 2 and 3, and running thence with the line of said lots S. 3-07 W., 251.4 feet to an iron pin; thence S. 71-14 E. 129.8 feet to an iron pin; thence N. 3-07 E., 286.4 feet to an iron pin on the south side of Morning Dale Drive; thence with Morning Dale Drive N. 86-53 W., 125 feet to the point of beginning.

W. J. Batson died testate on April 12, 1963, leaving as his sole heirs at law his wife, Ella R. Batson, and eight (8) brothers and sisters named as grantors herein.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 18th day of September in the year of our Lord One Thousand Nine Hundred and Sixty Three

Signed, Sealed and Delivered in the Presence of

W.D. Harvey (Signature)

Ella R. Batson (Seal) Individually and as Executrix of the Estate of W. J. Batson (Seal) Lillian B. Batson Styles (Seal) W.M. Batson (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me (Ella R. Batson, Individually and as Executrix of Estate of W.J. Batson, J.E. Batson, E.B. Batson, B.E. Batson, W.M. Batson, Woodrow Batson, Lillian B. Styles & Lidie B. Montgomery) sign, seal and as their act and deed deliver the within written deed, and that he, with Lillian B. Styles & Lidie B. Montgomery witnessed the execution thereof.

Sworn to before me this 18th day of September, A. D., 1963 (Seal) Notary Public for South Carolina

W.D. Harvey (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Willie Batson, Brodie Batson, and Blanche Batson wife of the within named J. E. Batson, E.B. Batson, and B. E. Batson did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Harvey Hawkins & Barbara B. Hawkins, their Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of September, A. D., 1963 (Seal) Notary Public for South Carolina

Mrs. Blanche Batson Mrs. Brodie Batson Mrs. Willie Batson

"The lot first described was inserted through error. It had been conveyed by W. J. Batson in his life-time by deed recorded in Vol. 704 at page 429. This deed covers only lot 3 last described."

325-500.3-1-28.3