

MAR 24 10 16 AM 1966

BOOK 794 PAGE 409

TITLE TO REAL ESTATE-Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF COURT
R.M.C.

Jr.,

KNOW ALL MEN BY THESE PRESENTS, that I, W. M. Batson, of Greenville County,

in consideration of Three Thousand (\$3,000.00) Dollars and exchange of Property valued at Seven Thousand (\$7,000.00) Dollars ~~XXXX~~
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto D. D. Phillips and Julia Phillips, 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, in the section known as Sans Souci at the northwestern corner of the intersection of Berkley Avenue and Darlington Avenue and being known and designated as Lot 1 on plat of property of Ethel Y. Perry Estate prepared by W. J. Riddle, Surveyor, March 1946 and recorded in the R.M.C. Office for Greenville County in Plat Book Q at Page 26 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of a 5-foot sidewalk running along Darlington Avenue, which point is the joint front corner of Lots 1 and 2 and running thence with the northwestern edge of said sidewalk, S. 43-00 W. 50 feet to an iron pin on the northeastern edge of a 5-foot sidewalk running along Berkley Avenue; thence along the northeastern edge of said sidewalk, S. 80-52 W. 110 feet to an iron pin at the rear southeastern corner of Lot 25; thence along the rear lines of Lots 25 and 24; N. 26-43 E. 117.5 feet to an iron pin; thence along the joint lines of Lots 1 and 2, S. 47-00 E. 124.5 feet to the point of beginning; being the same property conveyed to W. M. Batson by deed of Earl Allen Fair, dated November 19, 1965 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 786 at Page 437.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 24 day of March 1966
W. M. Batson (SEAL)

SIGNED, sealed and delivered in the presence of:
C. Victor Pyle Jr. (SEAL)
Judy J. Mahaffey (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24 day of March 1966
C. Victor Pyle Jr. (SEAL)
Notary Public for South Carolina. Judy J. Mahaffey

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER - GRANTOR UNMARRIED
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of March 19 66 .

(SEAL)
Notary Public for South Carolina.

RECORDED this 24 th day of March 19 66 at 10:16 A. M., No. 27382

12-2-55-169-7-21