

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DEC 2 4 33 PM 1966

OLLIE FA. NORTH  
R. M. S.

KNOW ALL MEN BY THESE PRESENTS, that we, J. L. Batson, Kathleen Batson a/k/a Kathleen B. Garrison and Mary B. McWhite,

in consideration of -----Three----- Dollars,  
and recitals hereinafter set forth,  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

John A. Muir, Jr.

Right-of-way and easement for purposes of ingress and egress to and from that certain tract of land heretofore conveyed by the grantors, J. L. Batson and Kathleen B. Garrison, to the grantee by deed dated September 20, 1966, said right-of-way being more particularly described as follows:

That certain strip of land 30 feet in width, shown on plat of property of J. A. Muir revised October 12, 1966, prepared by Jones Engineering Services, to be recorded, and extending 15 feet on either side of the joint line of property of J. L. Batson and Mary McWhite and 15 feet on either side of the joint line of property of J. L. Batson and Kathleen B. Garrison, said joint lines having the following courses and distances:

BEGINNING at a point on the eastern right-of-way of Grove Road, joint line of property of Batson and McWhite, and running thence said joint line S. 41-10 E. 490 feet to joint corner of property of Batson, McWhite and Garrison; thence with joint line of Batson and Garrison S. 4-00 W. 70.8 feet to the northern right-of-way line of Southern Railway spur; thence continuing across said Southern Railway spur right-of-way S. 4-00 W. 60.6 feet to line of property heretofore conveyed to the grantee by the grantors, Batson and Garrison.

The purpose of this conveyance is to provide a means of ingress and egress to and from property of the grantee referred to above, said right-of-way being the only means of ingress or egress to said property and it being necessary to enjoyment of the same. The grantee is further granted the right and privilege of entering upon, maintaining and using the above-described strip of land in perpetuity, which right and privilege shall inure to the benefit of his heirs, successors and assigns. The grantors reserve to themselves, their heirs, successors and assigns, the right and privilege to use the above-described strip of land as a roadway for purposes of ingress and egress to their respective properties.

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 assigns 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 18 day of October 1966.

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)  
*[Signature]* (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18 day of October 1966.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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 18th day of October 1966.

*[Signature]* (SEAL)  
Notary Public for South Carolina.

*[Signature]*

RECORDED this 2nd day of December 1966, at 4:33 P. M., No. 13862

156 - WG 5 - 2 - 415 (NOTED)