

JUN 24 9 43 AM '69

TITLE TO REAL ESTATE BY A CORPORATION

- Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

R. M. C.

STATE OF SOUTH CAROLINA

County Stamps Paid \$ 2.75

COUNTY OF GREENVILLE

See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Jack E. Shaw Builders, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Two Thousand Two Hundred and No/100 (\$2,200.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James T. Batson, Jr., his heirs and assigns, forever;

All that lot of land in Greenville County, State of South Carolina on the eastern side of Overton Avenue, being shown as Lot No. 15 on a plat entitled Cedar Vale recorded in Plat Book 000, at page 13 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Overton Avenue at the joint front corner of Lots 15 and 16 and running thence with line of Lot 16 S. 70-47 E. 175 feet to an iron pin; thence N. 19-11 E. 100 feet to an iron pin; thence N. 70-47 W. 175 feet to an iron pin on the eastern side of Overton Avenue; thence with the eastern side of Overton Avenue S. 19-13 W. 100 feet to the beginning corner.

SUBJECT, HOWEVER, to a 10 foot drainage easement as described in that certain deed executed by the grantor herein in favor of Colonial Company, Inc. dated June 10, 1969, which is to be recorded.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.



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 does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors against the grantor and its successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 21st day of June 1969.

SIGNED, sealed and delivered in the presence of:

JACK E. SHAW BUILDERS, INC.

(SEAL)

A Corporation

By:

President

Secretary

Handwritten signatures of witnesses: Gene J. Foster and Frances P. Luitke

Handwritten signature of Jack E. Shaw

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of June 1969.

Notary Public for South Carolina. (SEAL)

My commission expires Apr. 7, 1979

Handwritten signature of Frances P. Luitke

RECORDED this 24 day of June 1969, at 9:43 A. M., No. 30831

Vertical handwritten number: 1308-4371-1-10