

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, BUD YOUNG, JR.

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in consideration of One Thousand Five Hundred and No/100 (\$1,500.00) Dollars,
and assumption of the mortgage hereinafter described,
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

DAN E. BRUCE, his heirs and assigns:

ALL my undivided one-half interest in and to all that piece, parcel or lot of land located near the City of Greenville, Greenville County, South Carolina, near Union Bleachery, on the southern side of Riverside Road (or Bleachery Road) containing 3.5 acres, more or less, exclusive of a 15 foot railroad right of way, and according to a plat entitled "Property of Roy S. Batson" by C. O. Riddle, R. L. S., dated April 4, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Riverside Drive (or Old Bleachery Road) and S. C. Highway 253 and running thence with the western side of S. C. Highway 253 S. 51-04 W. 324 feet to an iron pin; thence following the curve of S. C. Highway 253, the chord of which is S. 46-16 W. 131.8 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 38-58 W. 109.3 feet to an iron pin; thence with the curve of S. C. Highway 253, the chord of which is S. 33-16 W. 110.2 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 26-46 W. 98.7 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 15-54 W. 126.4 feet to an iron pin located in the middle of the right of way of G & N and Southern Railroad; thence with said right of way N. 46-54 W. 82.7 feet; thence leaving said railroad right of way N. 7-07 E. 100.1 feet to an iron pin; thence N. 12-47 E. 265.2 feet to an iron pin; thence N. 47-16 E. 625.2 feet to an iron pin on Riverside Road (or Old Bleachery Road); thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 feet to an iron pin; thence still with the southern side of said road S. 24-56 E. 126 feet to an iron pin, the point of beginning.

Said conveyance being subject to all rights of ways, easements and restrictions of record, including said right of way to G & N and Southern Railroad.

This is the same property conveyed to the Grantor and Grantee herein by deed of Roy S. Batson dated June 13, 1969, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 870, at page 296. As a part of the consideration for this conveyance, the Grantee has assumed and agrees to pay the entire unpaid principal balance of \$7,000.00 due and owing under that certain note and real estate mortgage covering the above described property executed by Grantor and Grantee to Roy S. Batson, recorded in the R. M. C. Office in R. E. Mortgage Book 1129, page 191, 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 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(s) and seal(s) this 18 day of June 19 70.

SIGNED, sealed and delivered in the presence of:

Bud Young Jr (SEAL)

M. L. Knight
Harvey A. Sanders



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 June 19 70.

Harvey A. Sanders (SEAL)
Notary Public for South Carolina.
My commission expires 11/1/71

M. L. Knight

STATE OF SOUTH CAROLINA }
COUNTY OF } RENUNCIATION OF DOWER GRANTOR UNMARRIED

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 19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this 8th day of December 19 70, at 4:11 P. M., No. #13543

-235-157-3-1