

KNOW ALL MEN BY THESE PRESENTS, that Bertha E. Batson

MAR 17 1 50 PM '72

OLLIE FARNSWORTH
R. M. C.

in consideration of One Dollar, Love and Affection ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mildred Elizabeth Nixon, her heirs and assigns forever:

ALL of my right, title and interest in and to:

ALL of that tract of land in the County of Greenville, State of South Carolina, designated as Lots 23 and 24, Block 1, on Plat of Newlands, recorded in Plat Book C, at Page 199 in the R. M. C. Office for Greenville County, less that portion taken by the South Carolina Highway Department in the construction of U. S. Highway 25.

THIS is the same property conveyed to Bertha E. Batson in Deed Book 144 at Page 183 and by Bertha E. Batson to J. H. Batson for life and at his death the remainder to Mildred Elizabeth Nixon as will appear in Deed Book 627 at Page 110. In Deed Book 627 at Page 110 said conveyance was made subject to the provisions of a will executed by Bertha E. Batson dated June 15, 1959, which automatically placed a cloud upon the marketability of said title. J. H. Batson died July 31, 1971, as will appear in Apt. 1190, File 7. The purpose of this deed is to convey the full title to the grantee and eliminate any provisions which might be contained in the grantor's will so that the grantee shall have a fee simple marketable title.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 2nd. day of February 1972.

SIGNED, sealed and delivered in the presence of:

Bertha E. Batson (SEAL)
Bertha E. Batson

Mildred Elizabeth Nixon
Ester S. Rodgers

(SEAL)
(SEAL)
(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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd. day of February 1972.

Ester S. Rodgers (SEAL)
Notary Public for South Carolina.

Mildred Elizabeth Nixon

MY COMMISSION EXPIRES
JANUARY 2, 1978

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Woman Grantor

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)' 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

Notary Public for South Carolina.

RECORDED this 17th day of March 1972, at 1:50 P. M., No. 24885

235-168-2-1