

FILED GREENVILLE CO. S.C.

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TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that Nora H. Batson, Joseph Messena Batson, Myrtle H. Batson, Loyd William Batson and Thelma H. Batson and Helen Massey

in consideration of love and affection -----XXXXXXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RUTHEL BATSON and RUBY M. BATSON, their heirs and assigns, forever:

ALL that certain tract of land lying in the State of South Carolina, County of Greenville, on both sides of Phillips Trail, shown on a survey entitled Property of Batson Estate prepared by Jones Engineering Service dated June 24, 1974, recorded in the R.M.C. Office for Greenville County in Plat Book 4-0 at page 168 and being further described as follows:

BEGINNING at an iron pin on the western side of Phillips Trail at the joint corner of the within described property and Phillips Trail which point is the northern boundary of the said property and running thence N. 84-45 W. feet to an iron pin; thence S. 47-45 E. 199 feet to an iron pin; thence S. 47-45 E. 185.4 feet to an iron pin on the eastern side of a drive in the line of property heretofore conveyed to Mull by H. T. Batson; thence along the Mull property and the eastern side of the said drive, N. 58-42 E. 100 feet to an iron pin in the line of property designated Helen Massey which point is in the center of Phillips Trail; thence along the Massey property, N. 1-45 W. 101 feet to an iron pin in Phillips Trail; thence N. 84-00 E. 120 feet to an iron pin; thence S. 12-45 E. 151.7 feet to an iron pin; thence N. 58-45 E. 230 feet to an iron pin; thence N. 28-45 W. 80 feet to an iron pin; thence N. 84-45 W. to the point of beginning.

Being a portion of the property of the H. T. Batson Estate.

The within deed is given for the purpose of carrying out the terms of the Last Will and Testament of H. T. Batson dated April 28, 1960, who died testate as will appear by reference to the records of the Probate Court for Greenville County and is further given in order to establish definite boundaries of the within described property and to convey any and all interest of any of the grantors in and to the within described property.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, 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 23rd day of August 1974

SIGNED, sealed and delivered in the presence of:
Grace G. King _____ Helen Massey (SEAL)
Clifford F. Fiddy _____ Myrtle H. Batson (SEAL)
Rena D. Ward _____ Joseph Messena Batson (SEAL)
Clara Ward _____ Thelma H. Batson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE Lloyd Batson
COUNTY OF GREENVILLE } Myrtle H. Batson
Personally appeared the undersigned Myrtle H. Batson and Helen Massey with the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that she, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of August 1974

Grace G. King (SEAL) _____ Clifford F. Fiddy
Notary Public for South Carolina
My commission expires: 2/18/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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, 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 23rd day of August 1974
Grace G. King (SEAL) _____ Myrtle H. Batson

Notary Public for South Carolina
My commission expires: 2/18/79

RECORDED this _____ day of _____ 19____ at 4:19 P.M., No. _____
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