

TITLE TO REAL ESTATE-Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } BONNIE S. TANKERSLEY
COUNTY OF GREENVILLE } A.M.C.

KNOW ALL MEN BY THESE PRESENTS, that W. M. Batson, Jr., 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 Three Thousand Five Hundred (\$3,500.00)-----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 C. L. Phillips and Mary Lou Phillips, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being a portion of Tract No. 3 on a plat of the property of H. W. Batson Estate recorded in the R. M. C. Office for Greenville County in Plat Book MM at Pages 49-51 and having, according to a survey prepared by Jones Engineering Services August 22, 1970, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Pilot Road at the joint front corner of the property herein conveyed and property now or formerly of Robert Houston and running thence with the common line of said properties S 38-27 W 175.5 feet to a point in the center of a branch; thence with the center of the branch as the line (the traverse of which is N 51-15 W) 98.7 feet; thence continuing with said branch (the traverse of which is N 27-11 W) 50.4 feet to an iron pin; thence N 38-31 E 240 feet to an iron pin on the southwesterly side of Pilot Road; thence with said road S 7-06 E 100 feet and S 39-10 E 74.6 feet to the point of beginning. 3-1-401-2

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property herein-above described.



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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 and against every person whomsoever 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 29 day of July 19 75.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

W. M. BATSON, JR., INC. (SEAL)

A Corporation
By: *[Signature]*
President

Secretary

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 29 day of July 1975.

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

[Signature]

RECORDED this day of FEB 4 1976 19, at 12:09 P. M., No. 19793

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