

TITLE TO REAL ESTATE - Prepared by C. Victor Pyle, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE }

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S. C.

KNOW ALL MEN BY THESE PRESENTS, that N. G. BATSON

in consideration of \$1.00 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

LARRY MILES BATSON, DOROTHY B. EPPS and W. SMITH BATSON, their successors and assigns, as Trustees for JOHN B. DAVIS (248-23-7404) and STACY R. DAVIS (248-25-5718), reserving, however, a life estate unto myself.

ALL that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, known as Lot #1, Rockview Heights, according to plat of property of Joe A. Phillips, made by W. P. Morrow, L.S., in September, 1951, recorded in Plat Book AA, Page 179, and in Plat Book BB, Page 189 and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of North Rockview Drive and Buncombe Road (Old U.S. Highway 25) and running thence N. 71-10 E. 150 feet to iron pin, joint with Lot #3; thence S. 19-20 E. 109 feet to iron pin on Hill line; thence with Hill line S. 79-00 W. 118.5 feet to iron pin on Buncombe Road; thence with said Road N. 38-30 W. 100 feet to the beginning corner.

This conveyance is 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 hereinabove described.

This being the same property conveyed to the Grantor herein by deed of Larry M. Batson, recorded in the RMC Office for Greenville County, S.C., on December 11, 1978 in Deed Book 1093, Page 558.

ALL that piece, parcel or tract of land containing 5 acres, according to plat made by Jones Engineering Service, January 19, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, Page 189, and, according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Club View Drive at joint corner of tract containing 9.4 acres and running thence with Club View Drive N 75-16 W 11 feet to an iron pin at the intersection of Club View Drive and Old Buncombe Road; thence with Old Buncombe Road N 27-33 W 200 feet; N 34-45 W 121.3 feet and N 38-10 W 365.6 feet to an iron pin; thence N 79 E 721 feet; thence S 23-44 W 769.6 feet to the point of beginning.

This conveyance is 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 hereinabove described.

This is the identical property conveyed to M. G. Batson by Deed dated November 27, 1978, (over) 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 14th day of July 1982

SIGNED, sealed and delivered in the presence of:

C. Victor Pyle (SEAL) M. G. Batson (SEAL)
Frances Dawn Remmons (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of July 1982

Frances Dawn Remmons (SEAL) C. Victor Pyle
Notary Public for South Carolina
My commission expires: 8-18-91

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

Not necessary Grantor is not married

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
day of 19
(SEAL)

Notary Public for South Carolina.
My commission expires:
RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

RECORDS

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