

State of South Carolina

County of GREENVILLE

VOL 1170 PAGE 259

REC'D S.C.
SEP 14 '82
SLEY

KNOW ALL MEN BY THESE PRESENTS THAT the South Carolina National Bank, formerly the South Carolina National Bank of Charleston, South Carolina as Executor and Trustee under the Last Will and Testament of Roy S. Batson, Deceased,

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville

in the State of South Carolina, for and in consideration of the

sum of Five Thousand and 00/100ths (\$5,000.00)

dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Broadcasting Company of the Carolinas, its successors and assigns, the following described property, to-wit:

ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate in the City of Greenville, Greenville County, South Carolina, on an alley south of West Stone Avenue, as shown on a plat prepared by R.E. Dalton, dated March, 1943, which plat is incorporated herein by reference, and having according to the said plat the following metes and bounds, to-wit: 26(500) 10-1-11.1

BEGINNING at an iron pin on the east side of an alley, said pin being 169.5 feet S. 5-38 W. from an iron pin at the northwest corner of a lot owned now or formerly by Isbel H. Fahnestock, and running thence S. 85-55 E. 61.3 feet to an iron pin; thence S. 5-38 W. 66.8 feet to an iron pin; thence N. 85-55 W. 61.3 feet to an iron pin; thence along the eastern side of said alley N. 5-38 E. 66.8 feet to the point of beginning.

ALSO: The right to the use of said alley 11.5 feet in width running from the south side of West Stone Avenue along the western side of the lot conveyed to T.V.L. Fahnestock by deed recorded in Deed Book 25 at Page 162 in the R.M.C. Office for Greenville County. The right to the use of said alley is conveyed to the grantee, its successors and assigns, upon the same terms and conditions set forth in previous conveyances in the chain of title, and as set forth in Deed Book 267 at Page 297 in the R.M.C. Office for Greenville County.

This is the identical property conveyed to Roy S. Batson and Sarah M. Batson by the South Carolina National Bank of Greenville, South Carolina as Executor under the Will of Grace E. Phillips, Deceased, by deed dated and recorded April 12, 1956 in Deed Book 1678 at Page 19 in the R.M.C. Office for Greenville County. The said Sarah M. Batson died testate on January 24, 1964, and by her Last Will and Testament dated December 23, 1955, recorded in Apartment 857 in File 21 in the Office of the Judge of Probate for Greenville County, the said Sarah M. Batson conveyed her interest in the above-described property unto Roy S. Batson. The said Roy S. Batson died testate on October 19, 1981, and by his Last Will and Testament dated April 11, 1972, and filed in Apartment 1678, in File 19 in the Office of the Judge of Probate for Greenville County, the said Roy S. Batson devised the above-described property unto the grantor herein, as trustee. The grantor is authorized to and hereby makes this conveyance under the provisions of the Last Will and Testament of Roy S. Batson, Deceased.

This conveyance is subject to any restrictions, covenants, setback lines, roadways, easements, or rights-of-way, if any, appearing of record or by inspection of the premises.

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