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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Carmen Savage, Caren Clark, Ronald Butch Bates and Daniel N. Ballard, as Guardian ad Litem for Camellia Beth Bates and Cathy Ann Bates, minors under the age of 16 years, in consideration of the sum of Six Thousand Dollars (\$6,000.00), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Ronald Dean Bates, his heirs and assigns forever, all their undivided interest in and to the following described property as heirs at law of the late Bobbie Jean Bates, deceased whose estate was probated in the Greenville County Probate Court, Apartment 1639, File 06. This deed is issued pursuant to the Order of the Honorable W. Daniel Yarborough, Jr., Master in Equity for Greenville County in the case of Carmen Savage, Caren Clark, Ronald Butch Bates and Robert M. Rosenfeld as Guardian ad Litem for Camellia Beth Bates and Cathy Ann Bates, minors under the age of 16 years, Plaintiffs, vs. Ronald Dean Bates, Individually and as Administrator of the Estate of Bobbie Jean Bates, civil action number 82-CP-23-146, with said Order being dated June 16 1983. The property is described as follows:

15-799-M4.1-1-162

All that certain piece, parcel or lot of land lying, and being in the State of South Carolina, County of Greenville, City of Mauldin, and being shown and designated as Lot #119 on a Plat of Glendale recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, Page 77, recorded June 29, 1959, prepared by C. O. Riddle, Surveyor, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin located on the eastern side of Rowan Street at the joint corner of lots 119 and 130 and running thence S. 76-31 E. 132.6 feet to an iron pin at the joint corner of lots 130, 119 and 120; thence along the common line of lots 119 and 120, N. 12-07 E. 165.07 feet to an iron pin on the southern side of Paxton Avenue; thence along the Southern side of Paxton Avenue N. 77-53 W. 110.0 feet to an iron pin; thence continuing along the curve of the intersection of Paxton Avenue and Rowan Street S. 56-41 W. 35.1 feet to an iron pin on the eastern side of Rowan Street; thence along the eastern side of Rowan Street S. 11-16 W. 137.6 feet to an iron pin being the point of beginning.

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 and the grantee's heirs or successors and assigns forever. And, the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

As further consideration, the grantee herein assumes that certain mortgage executed by John William Flatley in favor of First Federal Savings and Loan Association recorded in the Greenville County R.M.C. Office in Mortgage Book 1420, at Page 142 on January 4, 1978 in the original amount of \$28,800.00 and having a balance now of approximately \$27,513.13.

As further consideration, the grantee herein assumes that certain mortgage executed by him in favor of Anderson Swimming Pools, Inc. recorded in the Greenville County R.M.C. Office in Mortgage Book 1561 at Page 846 on January 20, 1982 in the original amount of \$7,465.00 and having a present balance of approximately \$7,032.68.

This being the same lot of land conveyed unto Ronald Dean Bates and

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STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
RECORDED
JUL 12 1983

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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