

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

VEL 1210 PAGE 683

KNOW ALL MEN BY THESE PRESENTS, that we, William Clyde Bates and Marianna Roper Hodge

in consideration of Twenty Thousand Eight Hundred Eighty-Five and 65/100--(\$20,885.65)-----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 Masters Security Systems, Inc., its successors and assigns forever;

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, being known and designated as Lot No. 4 and having the following metes and bounds, to-wit:

BEGINNING on a stake on the river and thence up the river as the line N. 22 W. 560 feet to a bend in the river; thence N. 14 E. 680 feet to the corner of bridge on the west side of Geer Highway; thence down the road as the line S. 58-30 E. 323 feet to a bend in the road; thence S. 47-45 E. 200 feet to a bend; thence S. 42-30 E. 100 feet to a bend; thence S. 39-30 E. 562 feet to a stake on the west side of Geer Highway; thence S. 64-30 W. 838 feet to a stake on the river, the beginning corner; containing 14.70 acres, more or less. - 7-399-513.3-2-30

LESS, HOWEVER, that certain 3.75 acre tract previously conveyed to P. A. Fowler, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 528 at Page 122 on June 21, 1955 and that certain 4.15 acre tract previously conveyed to Ralph Hollen Orr by deed of William C. Bates and Mary Ellen Roper recorded in the RMC Office for Greenville County in Deed Book 913 at Page 537 on April 27, 1971.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

THIS is a portion of that same property conveyed to C. C. Bates by deed of G. T. Bates recorded in the RMC Office for Greenville County in Deed Book 409 at Page 96 on May 10, 1950. Clyde C. Bates died testate on October 30, 1963 leaving Grace M. Bates as his sole heir, and reference is made to his estate on file in the Probate Court for Greenville County in Apartment 847 at Page 8. Grace M. Bates died testate on July 28, 1969 leaving William Clyde Bates and Mary Ellen Bates Roper as her sole heirs, and

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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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 16th day of April, 19 84.

SIGNED, sealed and delivered in the presence of:

L. J. Davis
Hurst & Co

William Clyde Bates (SEAL)
William Clyde Bates
Marianna Roper Hodge (SEAL)
Marianna Roper Hodge (SEAL)

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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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of April, 19 84.

L. J. Davis (SEAL)
Notary Public for South Carolina

My commission expires 11/17/90. 6-18-84

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of April, 19 84.

L. J. Davis (SEAL)
Notary Public for South Carolina

My commission expires 11/17/90. 6-18-84

Mary Bates
Mary Bates

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

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