

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Billy Joe Batson in consideration of the sum of Four Thousand Two Hundred and no/100 DOLLARS, and assumption of mortgage hereinbelow described to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Phyllis S. Metz, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 49 on Plat of Meadowbrook Farms, a revision of the property of William R. Timmons, Jr., as Trustee, near Travelers Rest, South Carolina as shown on Plat Book M, at Page 105 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tolar Road at the corner of Lot No. 48 which iron pin is situate 222 feet east of Williams Road; thence running along the line of Lot No. 48 N. 3-0 E. 175 feet to an iron pin; thence N. 86-57 E. 100.5 feet to an iron pin; thence S. 3-0 W. 185.6 feet to an iron pin on said Tolar Road; thence N. 87-0 W. 100 feet to the point of beginning.

The above described property is the same conveyed unto the Grantor herein by deed recorded in Deed Book 638, at Page 300.

As part of the consideration for this conveyance, the Grantee herein does assume and agree to pay that certain mortgage given by the Grantor to Travelers Rest Federal Savings & Loan Association dated November 10, 1959 in the principal amount of \$8,750.00 recorded in Mortgage Book 808 at Page 255 on which there is a present outstanding balance of \$7,266.72.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 6 day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Four.

Signed, Sealed and Delivered in the Presence of [Signature] (Seal) [Signature] (Seal)

[Signatures] SOUTH CAROLINA DOCUMENTARY 5 DOLLARS SOUTH CAROLINA DOCUMENTARY 1 DOLLAR SOUTH CAROLINA DOCUMENTARY 1 DOLLAR SOUTH CAROLINA DOCUMENTARY 1 DOLLAR SOUTH CAROLINA DOCUMENTARY 1 DOLLAR DOCUMENTARY 2 DOLLARS

State of South Carolina, Greenville County Personally appeared before me Jeanne L. Garrett

and made oath that he saw the within named grantor(s) Billy Joe Batson sign, seal and as his act and deed deliver the within written deed, and that he, with W.G. Wade witnessed the execution thereof.

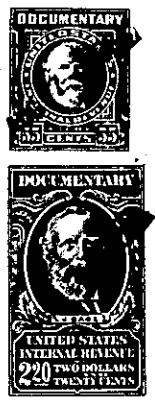
Sworn to before me this 6 day of August, A. D. 1964 [Signature] (Seal) Notary Public for South Carolina [Signature]

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Jeanne L. Garrett Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Joyce Clayton Batson wife of the within named Billy Joe Batson did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Phyllis S. Metz, her Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6 day of August, A. D. 1964 [Signature] (Seal) Notary Public for South Carolina [Signature]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 7th day of August 1964, at 10:48 A.M., No. 4239



496-2-53