

GREENVILLE CO. S. C.  
OCT 12 9 59 AM 1959

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That we, JAMES C. BATSON and EUNICE BATSON in the State aforesaid, in consideration of the sum of Four Thousand Seven Hundred Eighty-five and 59/100 --DOLLARS, and taking subject to the mortgage referred to below 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

J. LOUIS COWARD CONSTRUCTION COMPANY, INC., its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate, lying and being at the Northwest corner of the intersection of Wickliffe Street and Eastlan Drive (formerly known as Montevista Avenue) in the City of Greenville, in Greenville County, S.C., being shown as Lot No. 10 of Block E on plat of Carolina Court, made by R. E. Dalton, Engineer, November 1922, recorded in the RMC Office for Greenville County, S. C. in Plat Book F, page 96, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of Wickliffe Street and Eastlan Drive, and running thence along the West side of Eastlan Drive, N. 23-55 E. 293.2 feet to an iron pin on the South edge of the right of way of the C. & W. C. Railroad, thence along said right of way, N. 72-0 W. 60 feet to an iron pin; thence along the line of Lot 9, S. 25-45 W. 273.4 feet to an iron pin on the North side of Wickliffe Street; thence along the North side of Wickliffe Street, S. 54-55 E. 70 feet to the beginning corner.

This property is conveyed to the grantee subject to the lien of that mortgage given by James C. Batson and Eunice Batson, dated May 20, 1955, to Fidelity Federal Savings & Loan Association of Greenville; S. C. in the original amount of \$4300.00 recorded in the RMC Office for Greenville County, SC. in Mortgage Book 638, page 434. This is the same property conveyed to the grantors by deed of D. Minnie Breeder dated December 20, 1949, recorded in the above RMC Office in Deed Book 398, page 298. Grantee to pay 1959 taxes.

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

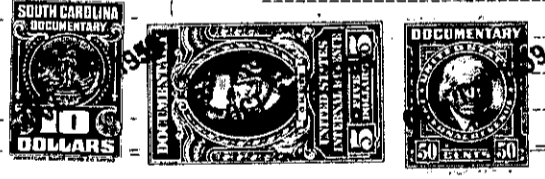
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its successors and Assigns forever.

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 9th day of October in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of

*Edith G. McClellan* (Seal)  
*Patrick C. Fant* (Seal)  
*James C. Batson* (Seal)  
*Eunice Batson* (Seal)



State of South Carolina, } Personally appeared before me Edith G. McClellan  
Greenville County }

and made oath that she saw the within named grantor(s) James C. Batson and Eunice Batson sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 9th day of October, A. D. 19 59  
*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER  
Greenville County } I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eunice Batson wife of the within named James C. 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 J. Louis Coward Construction Company, its successors 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 9th day of October, A. D. 19 59  
*Patrick C. Fant* (Seal)  
Notary Public for South Carolina

*Eunice Batson*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 12th day of October 19 59, at 9:58 A.M., No. #11287

256-2-10