

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

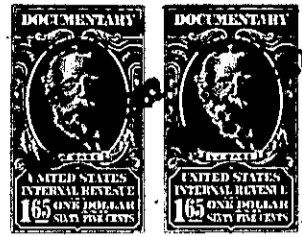


BOOK 694 PAGE 355

FILED
GREENVILLE CO. S.C.

MAR 17 11 23 AM 1962

OLLIE NORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that RONALD BATSON

in consideration of (\$ 2955.65) Two Thousand Nine Hundred Fifty Five and 65/100----- Dollars,
and assumption of mortgage described below
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto GERALD GENE GILSTRAP, his heirs and assigns,

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, just outside the City of Greenville on Franklin Road and being known and designated as Lot No. 5 as shown on a plat of property of S. L. Styles recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the west side of said Franklin Road, joint corner of Lots 4 and 5, and running thence with the joint line of said lots, N. 55-35 W. 132.4 feet to a point on the southern side of Berkley Avenue; thence with the southern side of Berkley Avenue, N. 78-37 E. 157.4 feet to an iron pin in the intersection of Berkley Avenue and Franklin Road; thence with the west side of Franklin Road, S. 19-55 W. 45 feet to an iron pin; thence still with the west side of Franklin Road, S. 26-17 W. 67.4 feet to the beginning corner; being the same property conveyed to Ronald Batson by J. T. Collins, as trustee for J. T. Collins and W. M. Batson, Jr., by deed dated the 16th day of September, 1958, and recorded in Deeds Vol. 606, at page 311, in the R. M. C. Office for Greenville County, S. C.

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions and protective covenants recorded in the R. M. C. Office for Greenville County in Vol. 172 at page 216 and also Vol. 212 at page 393. This property is shown on the County Tax Map at Sheet 163, Block 3, Lot 1.

Lot 5 is also described as Property of Gerald Gene Gilstrap on plat made by R.E. Dalton, Engineer, March, 1962, as follows: Beginning at an iron pin on the west side of North Franklin Road, joint corner Lots 4 and 5, and running thence N 55-35 W 132.4 ft. to an iron pin; thence Along Berkley Ave. N 70-39 E 56.1 feet to an iron pin; thence continuing along Berkley Ave. N 85-21 E 102 ft. to an iron pin in the intersection of Berkley Ave. and North Franklin Road; thence along North Franklin Road S 19-55 W 45 ft. and S 26-17 W 67.4 ft. to the point of beginning. See Deeds Vol. 172, page 216.

As a part of the consideration hereof the grantee agrees to assume and pay according to its terms that certain note and mortgage given to First Federal Savings and Loan Association on which there is a balance due of \$5244.35; said mortgage is recorded in mortgages vol. 759, page 342.

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 March 1962 .

SIGNED, sealed and delivered in the presence of:

Ronald Batson (SEAL)
Rachel S. Ferguson (SEAL)
Edward Ryan Hamer (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 March 1962 .

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

Rachel S. Ferguson

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of March 1962 .

Edward Ryan Hamer (SEAL)
Notary Public for South Carolina.

Leah Ray Batson

RECORDED this 17th day of March 1962 at 11:23 A.M. M., No. #22952

-235- 163-3-1