

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 23 3 40 PM 1965

BOOK 786 PAGE 491

CLERK OF COURT
S. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Herman E. Batson, of Greenville County

in consideration of One Dollar, love and affection -----Dollars,
and assumption of mortgage set out 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

William Eugene Batson, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin located 25 feet from center of Little Texas Road and on line formerly of Rena Webb land and running thence N. 39-30 W. 125 feet to iron pin; thence N. 44-30 E. 125.4 feet to iron pin on right-of-way of Scenic Drive; thence along Scenic Drive, S. 49-30 E. 75 feet to iron pin; thence with 25 Radius Curve, S. 2-11 E. 36 feet from iron pin on right-of-way of Little Texas Road; thence S. 35-08 W. 122.6 feet to beginning corner;

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$13,500.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 944 at Page 398, the balance due thereon being the sum of \$ 12,716.31 as of this date.

The grantee herein, William Eugene Batson, gives first refusal to the grantor herein for a period of 60 days in meeting any bona fide offer of sale of the property. This right of first refusal, unless earlier declared, shall remain open and effective until the death of the grantor herein.

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 23rd day of November 1965.

SIGNED, sealed and delivered in the presence of:

Herman E. Batson (SEAL)
Herman E. Batson

(SEAL)
(SEAL)
(SEAL)

Patrick H. Grayson
Mary D. Martin

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 23rd day of November 1965

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Mary D. Martin

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 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 23rd day of, November 1965

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Ruby T. Batson
Ruby T. Batson

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