

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1974 3 19 74
RECORDED

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KNOW ALL MEN BY THESE PRESENTS, that JOHN F. RICE AND CALVIN W. RICE

in consideration of Three and No/100----- Dollars,
love and affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

DEAN BATSON, his heirs and assigns;

ALL that piece, parcel or lot of land near Travelers Rest, Greenville County, State of South Carolina, and being shown and designated as Tract No. 1 on the Plat of the Property of P. B. Batson Estate prepared by W. R. Williams, Jr., R.E. & L.S. #3979, in October, 1973, and containing 10.37 acres, more or less, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Little Texas Road, joint front corner of Tract No. 2; thence with the center of said road, S. 20-13 E. 166.2 feet to a nail and cap; thence continuing with said road, S. 40-39 E. 150 feet to a nail and cap; thence continuing with said road, S. 53-51 E. 200 feet to a nail and cap; thence continuing with the center of said road, S. 40-46 E. 134 feet to a nail and cap, joint front corner of property now owned by Haythorn; thence with the Haythorn line, S. 8-25 W. 787.8 feet to a concrete monument; thence with the common line of Paris Mountain State Park, N. 81-56 W. 450 feet to an iron pin; thence with the common line of Tract 2, N. 8-10 E. 788.2 feet to an iron pin; thence N. 73-13 W. 80 feet to an iron pin; thence N. 15-47 E. 420 feet to the beginning corner.

367-500A-1-31

For authority for the Grantors to execute this deed reference is made to Probate Court Records for Greenville County in Apartment 528, File 5, Apartment 1119, File 16 and Apartment 1091, File 2.

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

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 20th day of March 19 74

SIGNED, sealed and delivered in the presence of:

Peggy Dargatzis
Annita C. Porter

John F. Rice (SEAL)
Calvin W. Rice (SEAL)

(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
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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 20th day of March 19 74

Annita C. Porter (SEAL)
Notary Public for South Carolina.

Peggy Dargatzis

My Commission Expires 12/18/80

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 20th day of March 19 74
Annita C. Porter (SEAL)
Notary Public for South Carolina.
My Commission Expires 12/18/80

Bobbie J. Rice
John F. Rice

RECORDED this _____ day of _____ 19 _____ at _____ M., No. 23467

MAR 21 1974

REC-90

4328-RV-2