

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

That, J. T. Collins, Trustee for W. M. Batson, Jr.,

in consideration of the sum of Twelve Hundred and no/100- - - (\$1200.00) - - - in the State aforesaid, DOLLARS,

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. T. Collins, his heirs and assigns, all that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, known and designated as Lot No. 37 of Augusta Road Ranches, plat of which is recorded in the REC Office in Plat Book M, page 47, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of De Oyley Avenue, the joint front corner of Lots Nos. 36 and 37, and running thence along the line of Lot No. 36 S. 0-13 E. 200 feet to a point; thence S. 89-47 E. 60 feet to a point; thence along the line of Lot No. 38 N. 0-13 W. 200 feet to a point on De Oyley Avenue, the joint front corner of Lots Nos. 37 and 38; thence along the southern boundary of De Oyley Avenue N. 80-47 E. 60 feet to the point of beginning.

As a part of the consideration of this conveyance, Grantor assumes and agrees to pay the balance of that certain mortgage given by Batson Home Builders, Inc., to Aiken Loan & Security Company, dated May 3, 1943, in the original amount of \$6300.00, recorded in Mortgage Vol. 388, page 124.

This is identically the same property conveyed by W. M. Batson, Jr., to Grantor by deed dated April 7, 1953, recorded in Mortgage Vol. 476, page 55.

I hereby consent to and authorize the foregoing conveyance and do hereby acknowledge receipt of the payment of the above stated consideration.

WITNESS: C. Victor Fyle

Eugenia S. Pyle

W. M. Batson, Jr.

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 his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' Heirs and Assigns against the grantor(s) and the grantor(s)' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)' hand and seal this 12th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

C. Victor Fyle
Eugenia S. Pyle

J. T. Collins (Seal)
Trustee for W. M. Batson, Jr. (Seal)

State of South Carolina,

Greenville County

Personally appeared before me

and made oath that She saw the within named grantor(s) J. T. Collins, Trustee for W. M. Batson, Jr.,

deliver the within written deed, and that she, with C. Victor Fyle sign, seal and as act and deed witnessed the execution thereof.

Sworn to before me this 12th day of August, A. D. 1954

C. Victor Fyle (Seal)
Notary Public for South Carolina

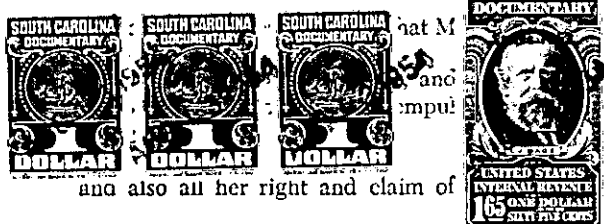
Eugenia S. Pyle

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify



GIVEN under my hand and seal day of August, A. D. 1954

Notary Public for South Carolina

Recorded this 13th day of August 1954, at 4:20 P.M., M., No. #12190