

State of South Carolina FARNSWORTH TITLE TO REAL ESTATE

GREENVILLE COUNTY R. M. C.

Know All Men by These Presents:

That ROY S. BATSON hereafter referred to as Grantor, in consideration of the sum of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS, paid to Grantor by EUD YOUNG, JR. AND DAN E. BRUCE hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns, forever:

ALL that piece, parcel or lot of land located near the City of Greenville, Greenville County, South Carolina, near Union Bleachery, on the southern side of Riverside Road (or Bleachery Road) containing 3.5 acres, more or less, exclusive of a 15-ft. railroad right-of-way, and according to a plat entitled "Property of Roy S. Batson" by C. O. Riddle, RLS, dated April 4, 1967, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Riverside Drive (or Old Bleachery Road) and S. C. Highway 253 and running thence with the western side of S. C. Highway 253 S. 51-04 W. 324 ft. to an iron pin; thence following the curve of S. C. Highway 253, the chord of which is S. 46-16 W. 131.8 ft. to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 38-58 W. 109.3 ft. to an iron pin; thence with the curve of S. C. Highway 253, the chord of which is S. 33-16 W. 110.2 ft. to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 26-46 W. 98.7 ft. to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 15-54 W. 126.4 ft. to an iron pin located in the middle of the right-of-way of G & N and Southern Railroad; thence with said right-of-way N. 46-54 W. 82.7 ft; thence leaving said railroad right-of-way N. 7-07 E. 100.1 ft. to an iron pin; thence N. 12-47 E. 265.2 ft. to an iron pin; thence N. 47-16 E. 625.2 ft. to an iron pin on Riverside Road (or Old Bleachery Road); thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 ft. to an iron pin; thence still with the southern side of said road S. 24-56 E. 126 ft. to an iron pin, the point of beginning.

Said conveyance being subject to all right-of-ways, easements and restrictions of record, including said right-of-way to G & N and Southern Railroad.

This being a portion of that property conveyed to the grantor herein by deed of N. C. Dacus dated November 4, 1947, and being recorded in the R. M. C. Office for Greenville County in Deed Book 329, at Page 317.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 13th day of June, 1969.

Signed, Sealed and Delivered in the Presence of

Margaret H. Vallant
James B. Bria

Roy S. Batson (Seal)

(Seal)

(Seal)

(Seal)

Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

13th day of June, 1969
William B. Bria (Seal)
Notary Public for South Carolina

Margaret H. Vallant

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

GRANTOR UNMARRIED

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret H. Vallant, wife of the within named Grantor 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 Grantor and Grantee's Heirs/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 above described.

GIVEN under my hand and seal this

day of June, 1969
Notary Public for South Carolina

My Commission expires January 1, 1971.

Recorded this 19 day of June, 1969, at 10:53 A.M., No. 30460

County Stamps Paid \$8.80 See Act No. 380 Section 1

157-2-2 ALSO 157-3-1 -235-157-3-1

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