

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

GREENVILLE COUNTY

APR 1 10 40 AM 1953

Know All Men by These Presents:

That ELLA R. BATSON, in the State aforesaid, in consideration of the sum of \$1,164.24 and the assumption of mortgage held by Virginia Simpkins, Committee in the sum of \$1135.76 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. R. Ellis, his heirs and assigns forever,

All that piece, parcel or lot of land situate, lying and being in Cleveland Township and according to plat of property of B. H. Trammell made by J. C. Hill, L. S., January 13, 1950 and recorded in the RMC Office for Greenville County in Plat Book "X", at page 103, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Gap Creek Road, which point is just east of the intersection of said Gap Creek Road and Jones Gap Road and running thence with the center of said Gap Creek Road, N. 86-10 E. 543.1 feet; thence N. 70-15 E. 80.5 feet; thence N. 50-30 E. 56 feet, more or less, to a point on the West bank of Middle Saluda River; thence down and with the meanders of said river in a southerly direction 586 feet, more or less, to an iron pin; thence N. 52-30 W. 760.8 feet, more or less, to the point of beginning, containing 4.09 acres, more or less. This being the same property conveyed to Lucille Smith by deed dated Feb. 20, 1950 and recorded in Deed Book 403, page 440, RMC Office for Greenville County, by B. H. Trammell, and reconveyed to B. H. Trammell by Lucille Smith by a deed to be recorded.

The grantee assumes and agrees to pay the balance due of approximately \$1135.76 on that certain mortgage executed over said property by Lucille Smith to B. H. Trammell on February 28, 1950, recorded in Mortgage Book 451 at Page 364, said mortgage having been assigned to Virginia Simpkins.

The grantee agrees to pay all taxes to date.

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 Heirs and Assigns forever.

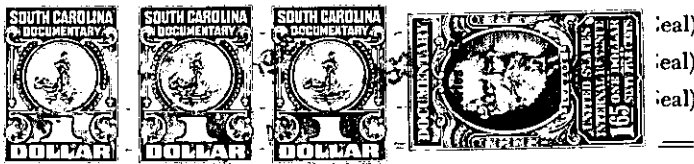
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 9th. day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

W. M. Batson, Jr. J. T. Collins

Eller R. Batson

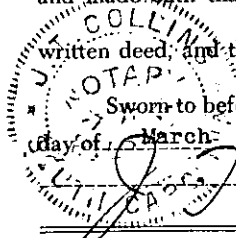


State of South Carolina, Greenville County

Personally appeared before me W. M. Batson, Jr.

and made oath that he saw the within named grantor(s) written deed, and that he, with J. T. Collins

ELLA R. BATSON sign, seal and as her act and deed deliver the within witnessed the execution thereof.



Sworn to before me this 9th. day of March, A. D. 1953

Notary Public for South Carolina

W. M. Batson, Jr.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER Grantor a woman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 Heirs 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 within mentioned and released.

GIVEN under my hand and seal this... day of... A. D. 19... Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$...; U. S. \$... 10:40 A.M. Recorded this First day of April 1953, at... M., No. #7314.