

DEED DRAWN ONLY - TITLE NOT SEARCHED. PLEASE DO NOT PUBLISH **BOOK 1163 PAGE 275**
TITLE TO REAL ESTATE— Prepared by Rainey, Britton, Gibbs & Clarkson, P.A.
Suite 800C First Federal Building, 301 College St., Greenville, S. C. 29601 416 Rogers Avenue
STATE OF SOUTH CAROLINA } S. C. Greenville, S.C. 29609
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **JAMES C. BATSON**

in consideration of \$1.00 and love and affection I have for my wife Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Gladys T. Batson, her heirs and assigns, forever, all my right, title and interest, the same being a one-half undivided interest, in and to:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Rogers Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot 51 of the subdivision of Property of the Perry Estate, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book I, at page 33, and, according to a more recent survey by Richard Wooten, dated August 8, 1977, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 50 and 51, and running thence with the joint line of said lots, S. 9-38 E. 151.65 feet to an iron pin; running thence N. 80-24 E., 50 feet to an iron pin at the joint rear corner of Lots 51 and 52; running thence with the joint line of said lots, S. 9-41 E., 152.5 feet to an iron pin on the southern side of Rogers Avenue; running thence with the southern side of said avenue, S. 79-28 W., 49.87 feet to an iron pin, point of beginning.

ALSO: A reciprocal easement over the portion of Lot 52, adjoining Lot 51, upon which there is a paved drive. This easement shall be appurtenant and pass with the title to this property as an appurtenance unto the Grantee, her heirs and assigns.

12(235) 167-4-9

This property is subject to a reciprocal easement over the portion of Lot 51 upon which there is a paved drive, reserved unto Bonnie Bowen Elrod, her heirs and assigns, in that certain deed recorded in Deed Book 1066 at Page 891. The maintenance of the paved drive shall be the joint responsibility of the owners of Lots 51 and 52.

This property is conveyed subject to easements, conditions, covenants, (over)

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 2nd day of March 1982
SIGNED, sealed and delivered in the presence of:
Delia H. M. Gowen James C. Batson (SEAL)
Richard Wooten (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 2nd day of March 1982
Delia H. M. Gowen (SEAL)
Notary Public for South Carolina
My commission expires: 10/08/89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } NOT NECESSARY, GRANTEE IS WIFE OF GRANTOR

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 _____ day of _____ 19____ at _____ M.. No. _____

(SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of _____ 19____ at _____ M.. No. _____

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