

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That we, A. D. Watts and Docie V. Watts in the State aforesaid, in consideration of the sum of One Thousand and no/100 - - - - - (\$1,000.) - - - - - 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, Trustee for W. M. Batson, Jr., his successors or assigns,

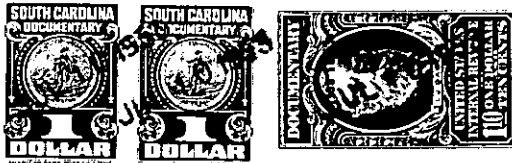
all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on Langston Drive, Sans Souci Heights, a Sub-Division on New Buncombe Road about three miles north of the City of Greenville, said lot being known and designated as lot numbered one hundred and sixty-three (163) on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County, in Book "BB" at pages 90 and 91, which Plat is hereby referred to and made a part hereof, said lot having the following lines, courses and distances:-

Beginning at an iron pin on Langston Drive, between Barnshaw Avenue and Merriweather Street, said pin being the joint front corner of lots numbered one hundred and sixty-two (162) and one hundred and sixty-three (163); thence along said Langston Drive, S. 57-51 W., seventy-one and thirty-five hundredths (71.35) to an iron pin, joint front corner of lots one hundred and sixty three (163) and one hundred and sixty-four (164); thence along the eastern line of lot one hundred and sixty-four (164), N. 21-06 W., one hundred and ninety-two and eight tenths (192.8) feet, to an iron pin, joint rear corner of said lots one hundred and sixty three (163) and one hundred sixty-four (164); thence N. 68-54 E., seventy (70) feet, to an iron pin, joint rear corner of lots one hundred and sixty-two (162) and one hundred and sixty-three (163); thence along the western line of lot one hundred and sixty-two (162), S. 21-06 E., one hundred and seventy nine (179) feet, to an iron pin, the beginning corner.

Said property is sold subject to the right of the Seller to erect poles across the front of said lot for telephone and power service, and the easements of the Duke Power Company across the rear of said lot recorded in R. M. C. Office for Greenville County in Book 204 at page 51 and Book 95 at page 61, which are hereby referred to and made a part hereof. Also subject to the restrictions applicable to Sans Souci Heights recorded in Book 425 at page 500, which is hereby referred to and made a part hereof.

Upon the following trust, nevertheless:

1. To hold the legal title to said lot and to manage, control and rent same; to sell and convey said property by fee simple, general warranty title at public or private sale for such price and upon such terms as the Trustee shall deem advisable; to pay all expenses in connection with the trust and to pay over the net profits to W. M. Batson, Jr.
2. Said trustee shall have, and is hereby given, full power and authority to borrow money, to make, execute and deliver any notes and mortgages, and to pledge and convey by way of mortgage, said property as security for same, or any renewals thereof.
3. No purchaser or other person dealing with the Trustee, shall be required to see/the proper application of the proceeds of any sale or mortgage of said property.
4. In the event of the death or resignation of said Trustee, his successor shall be named by W. M. Batson, Jr., and such successor shall have the same rights, power and authority as herein provided.



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