

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Charles Nelson

in consideration of Four Thousand Three Hundred Fifty and No/100 (\$4,350.00) Dollars,
and assumption of mortgage as set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ronald A. Batson and Judith Ann C. Batson, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Penarth Drive, near the City of Greenville, S. C., and being designated as Lot No. 31 on plat entitled "Property of Central Realty Corp." as recorded in the RMC Office in Plat Book EEE, page 108 and having according to said plat the following metes and bounds, to-wit:

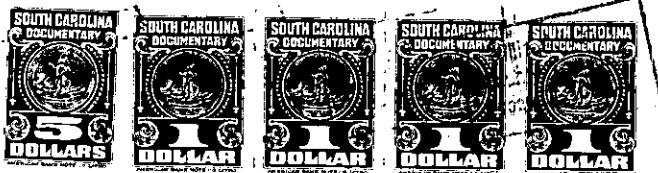
BEGINNING at an iron pin on the southeasterly side of Penarth Drive, joint front corner of Lots 30 and 31 and running thence along said Drive N 5-54 W 55.6 feet to an iron pin; thence continuing with said Drive N 30-00 E 75 feet to an iron pin, joint front corner of Lots 31 and 32; thence along the common line of said lots S 60-00 E 157.5 feet to an iron pin; thence S 45-00 W 146.5 feet to an iron pin, joint rear corner of Lots 30 and 31; thence along the common line of said lots N 46-14 W 89.6 feet to an iron pin, the point of beginning.

As a part of the consideration herein the grantees do hereby assume and agree to pay, as the same becomes due the principal balance of \$17,310.42 on that certain mortgage held in the name of Aiken Loan and Security recorded in Mortgage Book 1068, page 231.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor see Deed Book 851, page 457.

GRANTEES TO PAY 1972 TAXES.



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 10th day of January 1972.

SIGNED, sealed and delivered in the presence of:

Charles Nelson (SEAL)
Arvita C. Gately (SEAL)
Schuyler B. Knudsen (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of January 1972.

Schuyler B. Knudsen (SEAL) Arvita C. Gately
Notary Public for South Carolina.
My commission expires November 19, 1979.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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

10th day of January 1972.
Schuyler B. Knudsen (SEAL) Judy B. Nelson
Notary Public for South Carolina.
My commission expires November 19, 1972.

RECORDED this 10th day of January 1972 at 4:46 P. M. No. #18718

-308- B13,3-1-173