

416 Rogers Avenue
Greenville, S. C.

OFFICE OF WILLIAM B. JAMES, ATTORNEY AT LAW, 114 WILLIAMS ST., GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 17 3 38 PM '77
DONNIE S. TANNESELEY
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KNOW ALL MEN BY THESE PRESENTS, that I, Bonnie Bowen Elrod

in consideration of Twenty Thousand and no/100 (\$20,000.00)----- 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 James C. Batson and Gladys T. Batson, their heirs and assigns, forever,

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 a subdivision of Property of the Perry Estate, plat of which is recorded in the RMC 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 No. 52 adjoining Lot 51, is conveyed hereby and an easement is retained over the portion of Lot 51 adjoining Lot 52 on which is a paved drive. This easement shall be appurtenant and pass with the title of this property as an appurtenance unto the Grantees, their heirs and assigns and the Grantor, her heirs and assigns. It is expressly understood that maintenance of said drive shall be a joint responsibility of the owners of Lots 51 and 52.

This is the identical property conveyed to Joe T. Elrod by deed recorded June 2, 1947 in the RMC Office for Greenville County, South Carolina in Deed Book 313, at page 25, from Hext M. Perry as Trustee, and conveyed to Cora E. Eppler by deed of Joe T. Elrod, recorded October 2, 1959, in Deed Book 635, at page 401. See Estate of Cora Elrod Eppler in Probate Apartment 1054, file 10, and Estate of Joe T. Elrod in Probate Apartment 1088, file 22, the Grantor herein being the sole beneficiary of the Estate of Joe T. Elrod.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 4th day of October 1977

SIGNED, sealed and delivered in the presence of:

Judy S. Payne
William B. James

Bonnie Bowen Elrod (SEAL)

(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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of October, 1977.

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: 6/13/79

STAMP TAX \$40.00
P.B. 11218

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT NECESSARY - FEMALE 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, 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 October, 1977

(SEAL)

Notary Public for South Carolina
My commission expires: 6/13/79

RECORDED this day of
Recorded Oct. 17, 1977 at 3:38 P/M

SOUTH CAROLINA COUNTY DOCUMENTARY
STAMP TAX \$22.00
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