

STATE OF SOUTH CAROLINA, ]

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Marsenus, Inc

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Fifteen Thousand DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee— hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto L. J. Batson

All that certain tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, to-wit: situate the buildings known as Vardry Mills, and having the following lines, courses and distances to-wit:

Beginning at old Spanish oak stump, corner of property of Furman University and Vardry Cotton Mills 34, thence S. 29.50 E. 146.5 feet to a stake; thence S. 52.50 E. 120 feet to a stake (Sourwood, gone); thence N. 64.10 E. to a point in center of Reedy River; thence with the meandering (middle) of Reedy River, in a northerly direction, to a point on the East bank of Reedy River, S.P., corner of Campground Mills property and Vardry Mills property; thence N. 35 W. 209 feet to a stake, angle in Reedy River; thence N. 53-15 W. 276 feet to a stake, angle in river; thence N. 18-45 W. 361 feet to a stake, angle in river; thence N. 3-35 W. 311 feet to a stake, angle in river, near end of dam; thence N. 51.0 W 179 feet to a large boulder 34; thence N. 39-20 W. 130 feet to large boulder in ledge of Reedy River; thence S. 31-30 W 436 feet across Reedy River, to S.P. 34 in road to Furman University; thence with line of Furman University property S. 44.0 E. 1192 feet to the beginning 34, according to survey of W. S. Nevers, October 1919.

Being the same land conveyed to the grantor herein named, by the Ninth Bank and Trust Company of Philadelphia, Saving and Excepting, However, that portion of land situate on the East side of Reedy River and fronting 234 feet on Cleveland Street, said last referred to deed being dated June 24, 1933, recorded in R. M. C. Office for Greenville County in Vol. 132, page 190.

Also all right, title, and interest in and to any easement rights, privileges and/or rights-of-way which the grantor may in any way have by reason of the ownership of said land, including all such rights as were conveyed by L. M. McPhee et al, as trustees and trustees in liquidation of Vardry Mills by quit-claim deed dated March 5, 1931, and recorded in R. M. C. Office for Greenville County in Deed Book 101, page 574, reference to which is here made. This conveyance is made subject to any easements or rights-of-way over the property, including that of the Greater Greenville Sewer District