

State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 8 11 39 AM '71
OLLIE FARNSWORTH
R. M. C.

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Greenville County
Stamps
Paid \$ 18.70
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, That I, E. H. Batson

in the State aforesaid, in consideration of the sum of

Seventeen Thousand (\$17,000.00)----- Dollars,

to me

in hand paid at and before the sealing of these presents by

James Ray Rodgers and Lois B. Rodgers

(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 James Ray Rodgers and Lois B. Rodgers, their heirs and assigns forever:

All that piece, parcel or lot of land located near River Falls, County of Greenville, State of South Carolina, being shown and designated on plat made for E. H. Batson by Carolina Engineering and Surveying Co., dated April 26, 1967, recorded in plat book QQQ page 115, Greenville County R. M. C. Office, and having the following metes and bounds, to wit:

Beginning in road at corner of Baker property as shown on said plat and running thence along a small road that runs along the Southern side of the Baker property, N. 84-35 E., 468.4 feet; thence N. 77-35 E., 400 feet; thence N. 82-00 E., 125 feet; thence N. 63-00 E., 125 feet still with Baker line to point on line of property now or formerly of Norwood Cleveland; thence with the Cleveland line, S. 24-10 W., 634 feet more or less to Potts line; thence with Potts and Reynolds in westerly direction 2710 feet more or less; thence N. 2-30 W., 364 feet; thence N. 42-30 E., 1310 feet more or less along Friddle; thence N. 32-30 E., 178 feet to corner near road; thence N. 6-45 W. 162 feet along road; thence N. 29-45 W., 19 feet to the beginning corner.

LESS HOWEVER THE FOLLOWING DESCRIBED TWO PARCELS OF LAND:

(1.) That lot of land conveyed to Claude Hale by deed recorded in deed book 613 page 445, and being shown on the above mentioned plat and described as follows:

Beginning on the Southeast side of road, known as Sun Valley Road and running thence N. 73-07 W., 130 feet to the Northwest side of another dirt road; thence along the southeast side of this road N. 36-45 E., 162 feet; thence S. 63-00 E., across the intersection to two road to Sun Valley Road; thence with the northwest side of Sun Valley Road, S. 4-00 E., 162 feet to the beginning corner.

(2.) The within grantor excludes from the above conveyance and retains unto himself the following described lot: All that piece, parcel or lot of land located on the opposite side of the road (Sun Valley Road) from the Hale lot as above described and being shown on plat made for E. H. Batson by Carolina Surveying Co., Sept. 13, 1971, containing 2 acres more or less and having the following metes and bounds, to wit: Beginning on the Southern side of Falls Creek Road (this is road that runs along the northern side of Hale lot) and runs thence S. 35-05 E., 138 feet; thence S. 30-54 E., 249.5 feet; thence S. 42-12 W., 200 feet to the eastern side of Sun Valley Road; thence along the eastern side of Sun Valley Road the following courses and distances: N. 57-33 W., 101.6 feet, N. 42-11 W., 139.6 feet N. 4-00 W., 183.5 feet to the intersection

(over)

F.O.F. 675.6-1-5-33A
* OUT OF 675.6-1-5.1
-355-675.6-1-5-47

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