

STATE OF SOUTH CAROLINA AUG 26 3 15 PM 1960
COUNTY OF GREENVILLE

Know All Men by These Presents:

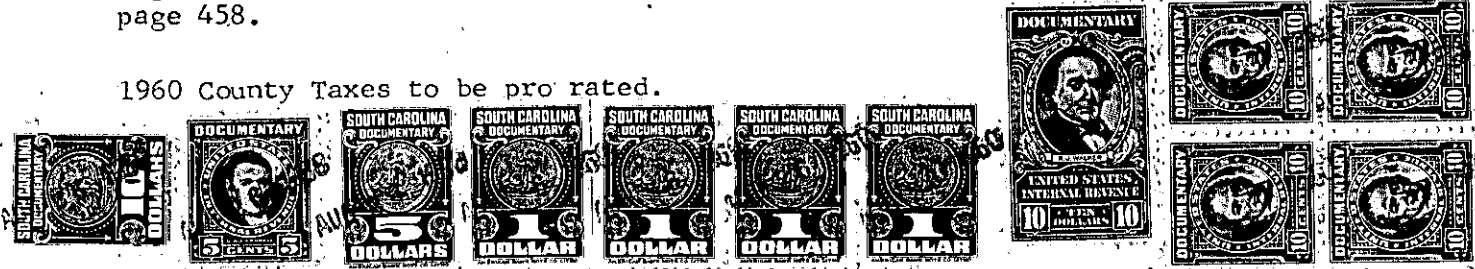
That I, Thomas C. Hawkins, in the State aforesaid, in consideration of the sum of Nine Thousand Five Hundred and no/100 DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Margaret M. Phinney and Malcolm M. Phinney, their heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, in Austin Township, Mauldin, S. C., known as lot 12 on plat of T. J. and G. S. Garrett property in plat book Y at page 92 and having, according thereto, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Sunrise Drive at the joint front corner of lots 11 and 12, which iron pin is situate 264.5 feet west of the intersection of Hyde Circle, and running thence along Sunrise Drive S 78-18 W, 90 feet to an iron pin at the corner of lot 13; thence along the line of lot 13, N 11-42 W 199.4 feet to an iron pin in the line of lot 5; thence along lots 5 and 6, N 84-13 E, 90 .45 feet to an iron pin at the rear corner of lot 11; thence along the line of lot 11, S 11-42 E, 190 feet to the point of beginning. This being the same property conveyed to me in deed book 630 at page 458.

1960 County Taxes to be pro rated.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 26th day of August in the year of our Lord One Thousand Nine Hundred and SIXTY.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Aldora C. Saye and Melvin K. Younts.

Thomas C. Hawkins (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me Aldora C. Saye

and made oath that she saw the within named grantor(s) Thomas C. Hawkins sign, seal and as his act and deed deliver the within written deed, and that she, with Melvin K. Younts, witnessed the execution thereof.

Sworn to before me this 26th day of August, A. D. 1960
Notary Public for South Carolina

Handwritten signature of Aldora C. Saye.

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
I, Melvin K. Younts

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred C. Hawkins wife of the within named Thomas C. Hawkins did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Margaret M. and Malcolm M. Phinney, the Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of August, A. D. 1960
Notary Public for South Carolina

Handwritten signature of Mildred C. Hawkins.

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ P.
Recorded this 26th day of August 1960, at 3:15 M., No. #5741

193-1-1-70