

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
OCT 23 3 54 PM '70
OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that We, David Earl Hooper and Mildred F. Hooper

in consideration of **Twenty Seven Thousand Four Hundred Seventy Eight and 12/100 --- Dollars,**
and assumption of a mortgage
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Golden Grove Properties, Inc., its successors and assigns, forever;

All that certain piece, parcel or tract of land, situate, lying and being on the western side of S. C. Highway No. 20, about one mile north of the Town of Piedmont, Grove Township, Greenville County, State of South Carolina, being shown and designated as the major portion of Tract 2 on plat of property of R. P. McAbee prepared by H. S. Brockman, July 30, 1948, recorded in Plat Book GGG, at Page 289, and being more particularly described according to a plat of survey by J. D. Calmes, dated September, 1970, containing, according to said plat, 70.05 acres, more or less, and being described according to the last-mentioned plat as follows:

Beginning at an iron pin on the western side of S. C. Highway No. 20 and running thence N. 86-22 W. 357.3 feet to an iron pin; thence S. 5-07 W. 285.6 feet to an iron pin; thence S. 75-37 W. 702.2 feet to a stone; thence N. 78-44 W. 588.4 feet to an old iron pin; thence N. 64-36 W. 2,049.1 feet to an iron pin near the Saluda River; thence N. 64-36 W. 75 feet, more or less, to the center of the Saluda River; thence up the meanders of said Saluda River as the line, the chords being N. 6-28 E. 248.6 feet, N. 5-17 W. 283.7 feet, N. 2-39 W. 231.3 feet, and N. 0-28 W. 184.0 feet; thence leaving the Saluda River and running S. 70-56 E. 75 feet, more or less, to an iron pin; thence S. 70-56 E. 1,904.7 feet to an old iron pin; thence S. 25-44 E. 359.4 feet to an old iron pin; thence S. 68-15 E. 437.9 feet to an old iron pin; thence S. 77-19 E. 910.0 feet to an old iron pin; thence S. 82-05 E. 254.2 feet to an iron pin on the western side of S. C. Highway No. 20; thence along the western side of S. C. Highway No. 20 S. 4-55 W. 181.0 feet to the beginning corner.

The above-described property is precisely the same conveyed to us by David Alvin Hooper and Bertha W. Hooper by deed dated August 10, 1965, and recorded in the RMC Office for Greenville County in Deed Book 780, Page 179.

The grantee herein assumes and agrees to pay the balance due on two mortgages held by Saluda Valley Federal Savings & Loan Association on the subject property having a combined balance of \$10,021.88.



30.25

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 21st day of October 1970.

SIGNED, sealed and delivered in the presence of:

W. Allen Reed
Barbara H. Cobb

David Earl Hooper (SEAL)
DAVID EARL HOOPER (SEAL)
Mildred F. Hooper (SEAL)
MILDRED F. HOOPER (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 21 day of October 1970.

W. Allen Reed (SEAL)
Notary Public for South Carolina.
My commission expires 3/18/80 1/1/71

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 21st day of October 1970.

W. Allen Reed (SEAL)
Notary Public for South Carolina.
My commission expires 3/18/80 1/1/71

RECORDED this 23rd day of October 1970, at 3:54 P. M., No. #9831

55-615.5-1-4