

TITLE TO REAL ESTATE-Prepared by Haynsworth, Pehy, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,

County of GREENVILLE

FILED GREENVILLE CO. S. C. MAR 28 3 21 PM '71 OLLIE FARNSWORTH R.M.C.

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KNOW ALL MEN BY THESE PRESENTS That JAMES W. COOK AND BARBARA J. COOK

in the State aforesaid,

in consideration of the sum of EIGHT THOUSAND AND NO/100THS DOLLARS,

and assumption of mortgage indebtedness as recited hereinbelow to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

FRANCIS JOEL HANKS and ANNE B. HANKS

All that piece, parcel or lot of land situate, lying and being on the Northwestern side of Edgewood Drive, in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 on plat entitled "Addition to Knollwood Heights", prepared by Piedmont Engineers and Architects, dated June 2, 1966, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book PPP at page 6, and having according to said plat, the following metes and bounds:

BEGINNING at a point on the Northwestern side of Edgewood Drive at the joint front corner of Lots Nos. 8 and 9 and running thence along the Northwestern edge of Edgewood Drive S. 42-33 E. 120 feet to the joint front corner of Lots Nos. 7 and 8; thence along the line of Lot No. 7 S. 47-27 E. 165.0 feet to a point; thence N. 42-33 E. 120 feet to a point; thence along the line of Lot No. 9 S. 47-27 E. 165.0 feet to the point of beginning.

This is the identical property conveyed to the grantors herein by deed of Jack E. Shaw Builders, Inc., dated October 6, 1967, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 830 at page 257.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

The grantees herein assume and agree to pay the balance due on that certain mortgage given by Jack E. Shaw Builders, Inc. to Carolina Federal Savings and Loan Association dated July 6, 1967, in the original amount of \$23,500.00, and recorded (See reverse side)

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, his, her, their or its Heirs or Successors 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 or Successors and Assigns against the grantor(s) and 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 s and seals this 28th day of May in the year 1971 of our Lord One Thousand Nine Hundred and seventy-one

Signed, Sealed and Delivered in the Presence of

Susan Z. Madden James G. Johnson III

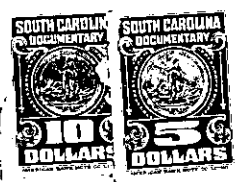
James W. Cook (Seal)

Barbara J. Cook (Seal)

STATE OF SOUTH CAROLINA } Personally appeared before me Susan Z. Madden County of GREENVILLE } and made oath that s he saw the within named grantor(s) sign, seal and as their act and deed deliver the within written deed, and that s he, with James G. Johnson, III witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 1971. James G. Johnson III (Seal) Notary Public for South Carolina

Susan Z. Madden



STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER County of GREENVILLE } I, James G. Johnson, III 16 880

do hereby certify unto all whom it may concern, that Mrs. Barbara J. Cook wife of the within named James W. Cook 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 the grantee(s), his, her, their or its Heirs or Successors 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 28th day of May, A. D. 1971. James G. Johnson III (Seal) Notary Public for South Carolina

Barbara J. Cook

