

JAN 31 4 10 PM '74

TITLE TO REAL ESTATE BY A CORPORATION - JOHN and PATTISON, Attorneys at Law, Greenville, S. C.

Vol 983 p. 149

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Greenville County
Stamps
Paid \$ 33.00
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that MORENO, MORENO, HAWKINS AND HAWKINS
Partnership
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Thirty thousand and No/100 ----- (\$30,000.00) and subject to the Dollars,
mortgages set forth below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto Roger A. Hard Associates, a partnership, its successors and assigns
forever:

All that certain piece, parcel or lot of land in the State of South Carolina,
County of Greenville, being known and designated as Lots 38, 39 and a portion
of Lot 40 as shown on plat of Property of W.C. Cleveland, prepared by R. E.
Dalton, Surveyor, dated March 14-21, 1910, recorded in Plat Book "B" at Page
11 in the RMC Office for Greenville County and having according to said plat
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Poinsette Avenue at the joint
front corner of Lots 37, 38 and running thence, S 26-59 W 172.5 feet to an iron
pin at the joint rear corner of Lots 37 & 38 and a point in common with an alley;
thence, S 63-01 E along the rear line of Lots 38, 39 and 40 and along an alley
187 feet to a point in line of Lot 40; thence with a new line through Lot 40,
N 26-59 E 172.5 feet to a point on Poinsette Avenue in the front line of Lot 40;
thence, N 63-01 W 187 feet along Poinsette Avenue to the point of beginning.

This is the same property conveyed to the Grantors by deed recorded in Deed Book
966 at Page 51 in the RMC Office for Greenville County. This property is conveyed
subject to all easements, restrictions, zoning ordinances and rights of way of
record, or on the ground, which may affect said property.

This property is conveyed subject to that certain mortgage in favor of Peoples
National Bank, recorded in Mortgage Book 1265 at Page 19, RMC Office for Green-
ville County, in the original amount of \$210,000.00; and also subject to that
certain mortgage in favor of Bankers Trust of South Carolina, NA, recorded in
Mortgage Book 1296 at Page 881, RMC Office for Greenville County, in the original
amount of \$15,000.00.

This deed is executed by Gary A. Hawkins and W. Glenn Hawkins, surviving partners
in a partnership known as Moreno, Moreno, Hawkins & Hawkins. Gary A. Hawkins and
W. Glenn Hawkins purchased the partnership interest of Gustavo L. Moreno, Sr. and
Luis Francisco Moreno as seen in the records of the Clerk of Court's Office for
Greenville County and are the sole surviving partners.

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this 9th day of January 1974.

SIGNED, sealed and delivered in the presence of:

MORENO, MORENO, HAWKINS & HAWKINS (SEAL)

A Corporation Partnership

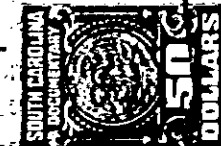
By:

Gary R. Pattison
Deborah A. Garrison



Gary A. Hawkins
President/Partner

W. Glenn Hawkins
Partner



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed
and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of January 1974.

Gary R. Pattison (SEAL)
Notary Public for South Carolina.

Deborah A. Garrison

My commission expires: 8/12/78.

RECORDED this JAN 31 1974 day of 1974, at M., No. 19184

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