

JAN 6 12 38 PM '76

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

Vol 1029 48829

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that CHARLES G. BOONE and CAROL W. BOONE

in consideration of Seventeen Thousand Five Hundred and no/100ths (\$17,500.00)----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto HERBERT HAWKINS, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being on the northern side of Potomac Avenue (formerly known as Hassie Street), in the City of Greenville, Greenville County, South Carolina, being known and designated as Lots 26 and 29 and a portion of Lots 25 and 30, as shown on a plat of AUGUSTA TERRACE, made by Dalton & Neves, dated March, 1930, recorded in the RMC Office for Greenville County, S. C., in Plat Book G at page 265, and having according to a more recent plat thereof, entitled PROPERTY OF HERBERT HAWKINS, made by Freeland & Associates, dated January 2, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 50, page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Potomac Avenue (formerly Hassie Street) (said iron pin being located 453.05 feet in an easterly direction from the intersection of Potomac Avenue with Augusta Road in the front line of Lot No. 30) thence along a line through Lot 30, N. 29-02 W., 202.0 feet to an iron pin; thence N. 60-48 E., 65.0 feet to an iron pin in the rear line of Lot No. 25; thence along the line through Lot No. 25, S. 29-02 E., 205.8 feet to an iron pin on the northern side of Potomac Avenue; thence along the northern side of Potomac Avenue, S. 64-03 W., 65.1 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of Phillip W. Bremner, Jr., recorded in Deed Book 964, page 464, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees and assumes to pay City of Greenville and Greenville County property taxes for the tax year 1976 and subsequent years.

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 assigns against the grantor(s) and the grantor'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 5th day of January 1976 .

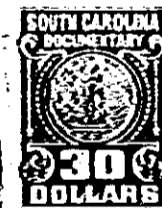
Signed, sealed and delivered in the presence of:

Constance H. McBride (SEAL)

Jack H. Mitchell III (SEAL)

Charles G. Boone

Carol W. Boone

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of January 1976 .

Constance H. McBride (SEAL)

Notary Public for South Carolina
My commission expires: 5/22/83

Jack H. Mitchell III

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 (wivest) 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

5th day of January 1976 .

Constance H. McBride (SEAL)

Notary Public for South Carolina

My commission expires: 5/22/83

RECORDED this day of

Carol W. Boone

Carol W. Boone

17219

JAN 6 1976 at 12:38 P. M. No.

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