

JUN 23 9 23 AM 1961

BOOK 676 PAGE 315

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That I, Avery J. Hawkins in the State aforesaid, in consideration of the sum of ONE DOLLAR AND LOVE AND AFFECTION DOLLARS,

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 the said CHARLES A. HAWKINS AND FANNIE P. HAWKINS, THEIR HEIRS AND ASSIGNS:

All that certain parcel or tract of land in Paris Mountain Township, Greenville County, State of South Carolina, containing 3.47 acres, and having according to a plat of the property of Charles A. Hawkins and Fannie P. Hawkins, made by C. O. Riddle, dated June 3, 1961, recorded in the RMC office for Greenville County in Plat Book WW at Page 100, the following metes and bounds:

BEGINNING at an iron pin in a road leading to the Mountain Creek Road, in the joint line of property of Avery J. Hawkins and Harold Roberts, and running thence with the joint line of said properties, N. 37-14 W. 418 feet to iron pin; thence S. 57-15 W. 444 feet to iron pin, corner of other property of grantor; thence with the line of said property, S. 63-27 E. 273.6 feet to pin; thence S. 61-40 E. 307.6 feet to iron pin; thence N. 32-11 E. 207.5 feet to the point of beginning.

ALSO, an easement over a certain strip 20 feet in width extending from the southwestern corner of the 3.47 acres tract to Mountain Creek Road, said strip of land to be used as a means of ingress and egress and said easement shall constitute an easement appurtenant to the above described tract of land.

Grantees are to pay 1961 taxes.

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 22 day of June in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

Ena W. King (Seal) Avery J. Hawkins (Seal) [Signatures and seals of witnesses]

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that She saw the within named grantor(s) Avery J. Hawkins

written deed, and that he, with J. L. Love sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 22 day of June, A. D., 1961. Notary Public for South Carolina

Ena W. King (Seal)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maggie B. Hawkins wife of the within named Avery J. 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 CHARLES A. HAWKINS & FANNIE P. HAWKINS, THEIR Heirs and Assigns, all her interest and estate, and also 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 22 day of June, A. D., 1961. Notary Public for South Carolina

Maggie B. Hawkins (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 23rd day of June 1961 at 9:23 A. M., No. 31680

Vertical handwritten note: P. 315-1 11.4 OUT OF 1-15