

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE Mann, Foster, & Richardson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA /
COUNTY OF GREENVILLE /

BOYD S. TAYLOR
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that We, J. C. Cox and Calvin N. Cox

in consideration of Thirty Thousand Seven Hundred Fifty and No/100 (\$30,750.00)----- 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 Bruce F. Hopkins, his heirs and assigns, forever;

All that piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina on the western side of Zelma Drive (also known as Engel Drive), and known and designated as Lot 31, on plat of Oakland Terrace Subdivision prepared by C. C. Jones & Associates, recorded in the Office of the RMC for Greenville County in Plat Book "BB", at Page 196, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Zelma Drive (also known as Engel Drive) at the joint front corner of Lots Nos. 31 and 32 and running with the western side of Zelma Drive S. 7-32 E. 151.6 feet to an iron pin; thence N. 76-30 W. 307 feet to an iron pin; thence N. 21-00 E. 35.8 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 32; thence running with the common line of Lots Nos. 31 and 32 N. 82-28 E. 265.5 feet to the point of beginning.

311-429-1-36-1

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

This being the same property conveyed to grantors herein by deed of James Paul Miller and Ester Miller, recorded in the Office of the RMC for Greenville County in Deed Book 957, at Page 325.



Greenville County
Stamps
Paid \$ 34.10
Act No. 300 Sec. 1

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 31st day of January 19 74 .

SIGNED, sealed and delivered in the presence of

John P. Mann
Elaine H. Barye

J. C. Cox (SEAL)
Calvin N. Cox (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of January 1974 .

John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

Elaine H. Barye

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 31st day of January 19 74
John P. Mann (SEAL)
Notary Public for South Carolina
My commission expires: 5/19/79

Innocent M. Cox
Martina C. Cox

RECORDED this 1 day of FEB 1 1974 at M., No. 19264

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