

Rt. 6, Box 69, Simpsonville, SC 29681

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
JUN 14 1983
BOYD

KNOW ALL MEN BY THESE PRESENTS, that SAM BOYD

in consideration of -----FIFTEEN THOUSAND and NO/100 (\$15,000.00)----- 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 EDDIE G. HAWKINS, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, on the westerly side of Neely Ferry Road and having, according to plat of 5.0 acre tract as shown on plat of survey prepared for Eddie G. Hawkins and Sam Boyd by J. L. Montgomery, III, R.L.S., dated August 29, 1980, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Neely Ferry Road, which nail and cap is located N. 69-15 E. 28.8 feet from iron pin on or near the westerly side of said road and running thence with the joint line of Grantor and Grantee herein S. 69-15 W. 686.4 feet to an iron pin; thence continuing with joint line of Grantor and Grantee herein N. 24-18 W. 405.6 feet to an iron pin; thence with line of property now or formerly of W. J. Johnson N. 84-00 E. 750.3 feet to a nail on westerly side of Neely Ferry Road; thence with the westerly side of Neely Ferry Road S. 16-59 E. 215.4 feet to the beginning corner. The above referenced plat is recorded in Plat Book 8E at page 38 in the RMC Office for Greenville County, South Carolina.

This being the same property conveyed to Prudence Boyd by deed of Mary G. McClinton Williams, et al dated May 21, 1955, recorded May 25, 1955 in Deed Volume 528 at page 185. Prudence Boyd conveyed a one-half interest to Sam Boyd by deed dated October 21, 1955, recorded November 7, 1955 in Deed Volume 538 at page 252. Prudence Boyd then died testate May 9, 1979 and according to record of her estate filed in Apartment 1561, File 19 in the Office of the Probate Court for Greenville County, S.C., devised her entire estate to Sam Boyd, the Grantor herein.

The Grantor, Sam Boyd is hereby given permission to occupy the residence on the within described tract of land for the term of his natural life.

19(65) 575.3-1-1

This conveyance is made subject to restrictions, utility easements, rights-of-way, zoning ordinances and other matters as may appear of record, on the premises or plats.

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 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 13 day of June 1983

SIGNED, sealed and delivered in the presence of:

Sam Boyd (SEAL)
Sam Boyd

Edward B. Riley (SEAL)
Edward B. Riley

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX = 30.00

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 13 day of June 19 83

Edward B. Riley (SEAL)
Notary Public for South Carolina
My commission expires: 7/29/90

Nancy K. Gillett
Nancy K. Gillett

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NO RENUNCIATION OF DOWER

Grantor Unmarried

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

day of 197

Edward B. Riley (SEAL)
Notary Public for South Carolina
My commission expires: _____

RECORDED JUN 14 1983 of 19
at 1:58 P.M. -

GREENVILLE COUNTY
04163
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUN 14 1983
PB. 12311
16.50

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