

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
OLLIE FARRISWORTH
R.M.C.



Know All Men by These Presents:

That we James M. Hopkins and Pauline B. Hopkins in the State aforesaid, in consideration of the sum of One Thousand (\$1000.00) DOLLARS, and assumption of mortgage below 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 Mack Duncan, his heirs and assigns forever.

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being near the city of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 78, Section 1, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Manufacturing Co., Greenville, South Carolina", made by Dalton & Neves, July, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at pages 26-31 inclusive. According to said plat, the within described lot is also known as No. 31, Second Avenue and fronts thereon 65 feet.

As part of the consideration of this deed, the grantee assumes and agrees to pay a balance of \$1601.74 on a mortgage executed by the grantors to the General Mortgage Company and recorded in the R. M. C. Office for Greenville County, South Carolina in Book of Mortgages _____, page _____ on the ____ day of _____, 19__.

This being the same property conveyed to James M. Hopkins and Pauline B. Hopkins by F. W. Poe Mfg. Company on September 15, 1950 and is subject to certain restrictions as set forth in that deed, recorded in Book of Deeds Vol. 420 at page 243, R. M. C. Office for Greenville County, South Carolina.

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 his 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 8th day of December in the year of our Lord One Thousand Nine Hundred and Fifty three

Signed, Sealed and Delivered in the Presence of

Margaret E. Marchbanks
Rex L. Carter

James M. Hopkins (Seal)
Pauline B. Hopkins (Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Margaret E. Marchbanks

and made oath that she saw the within named grantor(s) James M. Hopkins and Pauline B. Hopkins sign, seal and as thier act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 8th day of December A. D. 1953
Rex L. Carter (Seal)
Notary Public for South Carolina

Margaret E. Marchbanks

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Rex L. Carter

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pauline B. Hopkins wife of the within named James M. Hopkins 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 Mack Duncan, his Heirs and Assigns, all her interest and estate, and also all 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 8th day of December A. D. 19 53
Rex L. Carter (Seal)
Notary Public for South Carolina

Mrs. Pauline B. Hopkins

Cancelled documentary stamps attached: S. C. \$-----; U. S. \$-----
Recorded this 8th day of December 19 53, at 2:38 P.M., No. #26592

150-11-3