

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

Know All Men by These Presents  
AUG 20 11 AM 1957

That I, Hoke Hawkins in consideration of the sum of One Dollar and consideration hereinafter mentioned in the State aforesaid, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee, C. P. Hawkins, reserving unto myself, however, a life estate in the property hereinafter mentioned, as follows:

"All that tract of land in South Carolina, Greenville County, Saluda Township, containing 38.3 acres, more or less, and having the following metes and bounds: BEGINNING at a stone in the Buncombe Road 3XOM at W. W. Wright's corner; running thence with W. W. Wright's line south 86½ west 24.42 to a stone Xom on branch; thence up said branch as a line 21.85 the said branch being a line between this tract and B. E. Boswell's land, to a stone which is the corner of this tract, and of B. E. Boswell and R. F. Stroud's land; thence along Stroud's line north 83 east 4.15 to a post oak, X30M; thence north 89-3/4 east 5.00 to an iron pin; thence south 80½ east 2.94 to a stone in said Buncombe road; thence along Buncombe road 20.59 chains to the beginning corner; said land lying on the west side of the Buncombe road and bounded on the north by land of W. W. Wright; on the west by B. E. Boswell; on the south by R. F. Stroud; and on the east by Buncombe road, and is represented by a plat by W. A. Hester dated November 9th, 1916. This is the same tract of land which was conveyed to Mary A. Stroud by Isabella J. Taylor and others, deed recorded in Bol. T.T., page 174, R.M.C. Office, Greenville County, said Mary A. Stroud having intermarried with James M. Trammell, and having predeceased the said James M. Trammell, and the said James M. Trammell having died intestate, the grantors herein are the children of the said Mary A. Stroud and James M. Trammell, and all the right, title and interest of the said James M. Trammell having been conveyed to the said Louise A. Trammell by Walter M. Scott, Probate Judge, deed recorded in Vol. 18, page 495, so that the grantee having become vested with the full title to said land do now convey the full fee simple title unto the said Hoke Hawkins". (See Volume 41, page 403, R.M.C. Office for Greenville County), less, however, 15 acres of said property conveyed by the said Hoke Hawkins to Evalina Corbly by deed dated April 30, 1940 and recorded in the R.M.C. Office for Greenville County in Deed Book 222, at page 46. The consideration for this deed is that grantee provide a home for and take care of grantor for the remainder of his life,

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, reserving to grantor a life estate in above property.  
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 13th day of August in the year of our Lord One Thousand Nine Hundred and fifty seven.

Signed, Sealed and Delivered in the Presence of  
W. E. Bowen  
Mary S. Bowen  
(Seal)  
(Seal)  
(Seal)  
(Seal)  
(Seal)

State of South Carolina } Personally appeared before me Mary S. Bowen  
COUNTY OF Greenville }

and made oath that she saw the within named grantor(s) Hoke Hawkins  
written deed, and that she, with W. E. Bowen sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 13th day of August, A. D., 19 57  
W. E. Bowen (Seal)  
Notary Public for South Carolina  
Mary S. Bowen

State of South Carolina } RENUNCIATION OF DOWER UNNECESSARY - GRANTOR UNMARRIED  
COUNTY OF Greenville } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 19 (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$  
Recorded this 20th day of August 19 57, at 11:11 A.M., No. 19736