

TITLE TO REAL ESTATE--C. Victor Pyle, Attorney at Law, Greenville, S.C. 1-22-59

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

Dillard and Rosemary H. Studebaker

That We, J. Stephen Hooks, Frances H. Montgomery, Emma Lou H. 7 in the State aforesaid, in consideration of the sum of One Dollar, Love and Affection--

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

Lourie M. Hooks, her heirs and assigns: All our right, title, interest and estate in and to all that piece, parcel or tract of land situate, lying and being in Austin Township, Greenville County, South Carolina, containing 43.20 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in Road thence S. 75 E., 13.77 to stone; thence S. 86 E., 10.39 to stone; thence S. 10-3/4 E., 12.43 to center of road, north side of branch, stone on side of road; thence S. 12 W., along old road to stone; thence N. 66-3/4 W., 27.19 to stone at road; thence N. 4 1/2 E., 13.90 along road to beginning corner. LESS, however, that certain lot heretofore conveyed on April 17, 1953, to grantor J. Stephen Hooks by deed recorded in Deed Book 478, Page 369, leaving conveyed herein 42 acres, more or less.

Said tract of 43.20 acres was conveyed to George F. Hooks by deed dated May 24, 1941, recorded in Deed Book 233, Page 319, the said George F. Hooks having departed this life intestate on March 23, 1955, leaving as his sole heirs at law and distributees his widow, the grantee herein, and his children, the grantors herein.

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 her 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 5th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-nine.

Signed, Sealed and Delivered in the Presence of C. Victor Pyle, Frances H. Montgomery & Emma Lou Dillard As to Rosemary Studebaker R.E. Dalton

Emma Lou H. Dillard (Seal) Frances H. Montgomery (Seal) J. Stephen Hooks (Seal) Rosemary H. Studebaker (Seal)

State of South Carolina, Greenville County

Personally appeared before me Eugenia S. Pyle

and made oath that she saw the within named grantor(s) J. Stephen Hooks, Frances H. Montgomery and Emma Lou H. Dillard sign, seal and as their act and deed deliver the within written deed, and that she, with C. Victor Pyle witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D. 1959. C. Victor Pyle (Seal) Notary Public for South Carolina

Eugenia S. Pyle

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, C. Victor Pyle

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gladys C. Hooks wife of the within named J. Stephen Hooks 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 Lourie M. Hooks, her 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 5th day of January, A. D. 1959. C. Victor Pyle (Seal) Notary Public for South Carolina

Gladys C. Hooks

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this day of 19, at M., No.

(Continued on next page) 546-1-17