

TITLE TO REAL ESTATE BY A CORPORATION - Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE FILED  
JUL 15 4 42 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

VOL 1003 PAGE 75  
For True Consideration See Affidavit

KNOW ALL MEN BY THESE PRESENTS, that Joe E. Hawkins Rentals, Inc. Book 39 Page 241  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Greenville State of South Carolina, in consideration of  
Ten Dollars (\$10.00) and other valuable consideration, including assumption of mortgage Dollars,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto Charles E. Upchurch, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being on the northern side of Sulphur Springs Road (State Highway No. 87), near the City of Greenville in Greenville County, South Carolina, containing a total of 24.49 acres and being designated as Tract "B" on plat entitled "Property of Ruby R. Graham, et al", dated February 4, 1972, amended July 11, 1974, by Enwright Associates, Engineers, recorded in the Greenville County R.M.C. Office in Plat Book 5F at Page 65, and having the metes and bounds as shown thereon. This tract of land is bounded on the south by Sulphur Springs Road, on the west by Watkins Road, on the north by property now or formerly known as J. H. J. Corporation Subdivision, and on the east by Reedy River. This is the same property conveyed to the Grantor herein by deed of Joe E. Hawkins, dated September 27, 1973, recorded in Deed Book 985 at Page 371.

This conveyance is made subject to existing easements, restrictions and rights of way upon or affecting said property.

As part of the consideration for this conveyance the Grantee assumes and agrees to pay that certain mortgage given by Joe E. Hawkins and Joseph Harold McCombs to First Federal Savings & Loan Association, Greenville, South Carolina, in the original amount of \$1,164,000.00, dated June 1, 1972, recorded in Mortgage Book 1241 at Page 422.

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Greenville County  
Stamps  
Paid \$ 75.35  
Act No. 380 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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 12th day of July 1974.

SIGNED, sealed and delivered in the presence of:

JOE E. HAWKINS RENTALS, INC. (SEAL)

*Sanford A. Prattibon*  
*Winifred E. Russell*

A Corporation  
By: *Joe E. Hawkins*

President

Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 12th day of July 1974.

*Sanford A. Prattibon* (SEAL)

*Winifred E. Russell*

Notary Public for South Carolina.  
My commission expires: 5-13-80

RECORDED this day of JUL 15 1974 at M., No. 1476

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