

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

427H '74
DANNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Joe E. Hawkins,

in consideration of One Dollar and assumption of that mortgage hereinafter set forth Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Charles E. Upchurch, his heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, fronting on the western side of Watkins Road and also fronting on Sulphur Springs Road, containing approximately 32.86 acres and being the remainder of that property conveyed by Helen K. Ragsdale to Joe E. Hawkins and Joseph Harold McCombs by deed recorded in the RMC Office for Greenville County, S. C. in Deed Book 949, at Page 303, in which the grantor has not previously conveyed his interest.

This property is conveyed subject to all easements, restrictions, rights of way and/or zoning ordinances of record and/or on the ground affecting said property, if any.

Grantee to pay 1973 and 1974 Greenville County property taxes.

As part of the consideration herefor, the grantee herein assumes and agrees to pay that certain mortgage given to Helen K. Ragsdale as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1241, at Page 42, on which there is a balance owing of \$101,500.00.

The property herein conveyed is shown and designated as Tract A (less 1.31 acres, more or less, in Stern, Run, Inc. and Direct Oil lots) on plat entitled Property of Ruby R. Graham, et al by Enwright Associates dated February 4, 1972, amended July 11, 1974, recorded in the Greenville County RMC Office in Plat Book 5F at Page 65.

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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 12 day of July, 19 74

SIGNED, sealed and delivered in the presence of:

Joe E. Hawkins (SEAL)
Samuel A. Pratt (SEAL)
Thompson E. Russell (SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE

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 12 day of July 19 74

Samuel A. Pratt (SEAL) *Thompson E. Russell*
 Notary Public for South Carolina
 My commission expires: *5-13-80*

STATE OF SOUTH CAROLINA }
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GRANTOR IS WIDOWER
 RENUNCIATION OF DOWER

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 _____, 19 _____

Notary Public for South Carolina. (SEAL)
 My commission expires _____

RECORDED this _____ day of JUL 15 1974 19 _____ at 4:42 P. M. No. *1477*

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