

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Julian Pelham Hopkins hereafter referred to as Grantor, in consideration of the sum of Six Thousand (\$6,000.00) DOLLARS, paid to Grantor by J. L. Todd Auction Company, a Georgia corporation hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns:

ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, containing 7.64 acres, more or less, and being known and designated as Tract No. 8 of property of Julian Hopkins by Bakum-DeLoach & Associates dated August 5, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6C, at Page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Fork Shoals Road, in the center of a road leading from Fork Shoals Road to the property of S. C. Forestry Commission (Deed Book 201, Page 391), which point is also the joint front corner of Tracts 8 and 7, and running thence down the center of said road along the line of Tract 7 and crossing the easement of Plantation Pipe Line Co., the following courses and distances: S. 65 E. 62.15 to an iron pin; S. 42-18 E. 78 feet to an iron pin; S. 42-39 E. 96 feet to an iron pin; S. 84-19 E. 285 feet to an iron pin; N. 79-55 E. 369.24 feet to an iron pin, joint rear corner of Tracts 8 and 7 and property of S. C. Forestry Commission; thence turning and running along the line of property of S. C. Forestry Commission, S. 55 E. 622 feet to an iron pin in the line of Tract 9 of said property and corner of property of S. C. Forestry Commission; thence along the line of Tract 9 of said property, N. 87-13 W. 1310.88 feet to an iron pin on the east side of Fork Shoals Road, joint front corner of Tracts 8 and 9; thence along the east side of Fork Shoals Road, N. 1-36 W., crossing the easement of Plantation Pipe Line Co., 423.22 feet to an iron pin on the east side of Fork Shoals Road, the beginning corner.

The above described property is subject to the easement of Plantation Pipe Line Co. recorded in the Office of the R.M.C. for Greenville County in Deed Book 238 at Page 157, and also subject to the right of way of the road hereinabove referred to leading from Fork Shoals Road to property of S. C. Forestry Commission, both of which are shown on the aforesaid plat.

Being a portion of the property owned by Nellie K. Hopkins, deceased, at the time of her death. The said Nellie K. Hopkins died testate leaving of force her Last Will and Testament dated July 16, 1965, and First Codicil thereto dated October 11, 1971, both of which are on file in the Office of the Probate Court for Greenville County in Apartment 1249, File 7. By the terms of Item VII (B) of her Will, the said Nellie K. Hopkins devised and bequeathed unto the grantor herein a portion of her real property of which the above described tract is a part, to be his absolutely and in fee simple.

As a part of the consideration for this deed, the grantee, his heirs, administrators, executors, successors and assigns, agrees that the above described property shall not be used for the sale of used cars or used car parts nor shall the same be used for a junk yard. 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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th. day of December, 1977.

Signed, Sealed and Delivered in the Presence of

Julian Pelham Hopkins (Seal)  
Julian Pelham Hopkins

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

I personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Subscribed to before me this

15 day of December, 1977

[Signature] (Seal)  
Notary Public for South Carolina

My Commission expires 11/19/79

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Julia R. Hopkins, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this

15th. day of December, 1977

[Signature] (Seal)  
Notary Public for South Carolina

My Commission expires 11/19/79

Recorded this DEC 28 1977  
At 10:15 A.M.

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