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Greenville, S.C.

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S.C. 1071 24

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that J. H. HAWKINS

in consideration of ONE AND NO/100THS (\$1.00) Dollars,  
AND LOVE AND AFFECTION FOR THE GRANTEE HEREIN;  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto R. M. HAWKINS, HIS HEIRS AND ASSIGNS FOREVER;

ALL my undivided interest in and to that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, on the branch waters of Enoree River about one (1) mile Southwest from Locust Cross Roads, containing 7.6 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at Southwest corner of tract, also corner of Duncan land and Stephen Poole land and running thence N. 76-10 E. 1170 feet to an iron pin in branch; thence N. 20-10 E. 247.5 feet to a stake on Melvin Williams line; thence with a new line with J. H. Hawkins lot, S. 83-45 W. 1115 feet to corner in county road; thence along road toward Picklesimer Mill Road S. 16-00 W. 409.5 feet to beginning corner; less, however, 1.00 acre, more or less, conveyed to John R. Hawkins by R. M. Hawkins on August 10, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1062 at Page 257.

THIS being a portion of the same property in which the Grantor herein inherited an undivided 1/4th interest from his father, H. A. Hawkins, who died intestate on April 25, 1930, and whose estate was administered in the Probate Court for Greenville County in Apartment 1501, File 5. The Grantee herein having acquired a 1/2 interest from his mother, Ollie Hawkins Plumley by that certain deed dated September 8, 1962, and recorded in the RMC Office for Greenville County in Deed Book 706 at Page 424.

THIS conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

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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 25th day of JANUARY 19 78.

SIGNED, sealed and delivered in the presence of:  
[Signature] (SEAL)  
J. H. HAWKINS (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

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STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE } 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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of JANUARY 1978.  
[Signature] (SEAL)  
[Signature]  
Notary Public for South Carolina.  
My Commission expires February 18, 1980

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER (GRANTEE IS A WIDOWER)  
COUNTY OF GREENVILLE } 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 25th day of JANUARY 19 78.  
[Signature] (SEAL)  
Notary Public for South Carolina

RECORDED this day of FEB 21 1978 at 3:45 P. M., No. 21679

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