

GRANTEE'S ADDRESS: 190-B Rte. de Florissant, 1231 Conches, Geneva, N.T.C.
STATE OF SOUTH CAROLINA S.C. Switzerland
COUNTY OF GREENVILLE
VOL 1177 PAGE 260

KNOW ALL MEN BY THESE PRESENTS, that Bruce F. Hopkins and Bonita H. Hopkins

in consideration of Fifty-Seven Thousand and No/100 (\$57,000.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto George William Hopkins, 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, on the western side of Zelma Drive (also known as Engel Drive) and known and designated as Lot 31 on plat of Oakland Terrace Subdivision prepared by C. C. Jones & Associates, recorded in the Office of the RMC for Greenville County in Plat Book BB at Page 196, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Zelma Drive (also known as Engel Drive) at the joint front corner of Lots Nos. 31 and 32, and running with the western side of Zelma Drive, S. 7-32 E. 151.6 feet to an iron pin; thence N. 76-30 W. 307 feet to an iron pin; thence N. 21-00 E. 35.8 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 32; thence running with the common line of Lots Nos. 31 and 32, N. 82-28 E. 265.5 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed of J. C. Cox and Calvin N. Cox dated January 31, 1974, and recorded in the Office of the RMC for Greenville County in Deed Book 993 at Page 230 on February 1, 1974, and deed from Bruce F. Hopkins to Bonita H. Hopkins of even date to be recorded herewith.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

.13 (311) 429-1-36.1

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 12th day of November 1982.

SIGNED, sealed and delivered in the presence of:

Bruce F. Hopkins (SEAL)

(SEAL)

Bonita H. Hopkins (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of November 19 82.

Notary Public for South Carolina (SEAL)

My commission expires: 11/20/90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF I

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, 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 12th day of November 19 82. (SEAL)

Notary Public for South Carolina. My commission expires: 11/20/90

RECORDED this NOV 15 1982 day of at 3:55 P.M. 19

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4328 W. 2