TITLE TO REAL ESTATE - CORPORATION FORM 7 John M. Dillard, P.A., Greenville, S.C.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JOE E. HAWKINS ENTERPRISES, INC. KNOW ALL MEN BY THESE PRESENTS, that

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 Forty-Seven Thousand, Five Hundred and No/100-----(\$47,500.0Q)_{ollars}

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

W. BRUCE BYFORD AND KATHLEEN K. BYFORD, their heirs and assigns:

All that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being on the northern side of Cannon Circle in Greenville County, South Carolina, being shown and designated as Lot No. 57 on a plat of PINE BROOK FOREST, Section I, made by Robert E. Spearman, Surveyor, dated March 15, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X at page 48, reference to which is hereby craved for the metes and bounds thereof. Said lot being 125 feet wide and 150 feet deep.

The above described property is the same property conveyed to Joe E. Hawkins Enterprises, Inc. by deed of Oak, Inc. recorded in Deed Book 1049 at page 325 on January 7, 1977, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Grantees agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years.

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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 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 of 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 24th day of 19 77 June

Signed, sealed and delivered in the presence of:	JOE E. HAWKINS ENTERPRISES,	INC. (SEAL)
(lileen L. V. Brand	(A Corporation) //	· · · · · · · · · · · · · · · · · · ·
Jun X Grand	84. Don & Flating	President
	and	Secretary

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor poration, by its duly authorized officers, sign, seal and as the grantor'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 24th; day of June			19 //	19 77			
Notary Public for South	h Carolina. 🗆 🖒 o a	11-21-84		1/_			
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