

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

S. C.

10 13 AM '79

1187 984

KNOW ALL MEN BY THESE PRESENTS, that

George S. Coltrane, Jr. and Sylvia B. Coltrane

in consideration of Twelve Thousand Four Hundred and no/100 (\$12,400.00)----- 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 Mendel Hawkins, his heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the Northeastern side of Rivendell Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 31 as shown on a plat entitled "Trollingwood, Section I," prepared by Enwright Associates, dated September 30, 1971, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4 R, at page 13 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern edge of the right of way for Rivendell Drive at the joint front corner of Lots Nos. 30 and 31 and running thence with the line of Lot No. 30, N. 31-15 W. 156.8 feet to an iron pin at the normal pool line of a lake known as Lake Trollingwood; thence with the normal pool line of said lake, S. 87-44 E. 124.9 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 32; thence with the line of Lot No. 32, S. 10-44 E. 126.8 feet to an iron pin on the Northwestern edge of the cul de sac at the intersection of Rivendell Drive and Shadowmere Drive; thence with said cul de sac, S. 55-01 W. 98.2 feet to an iron pin; thence continuing with said cul de sac, N. 85-59 W. 50 feet to an iron pin on the Northwestern edge of the right of way for Rivendell Drive; thence with the edge of said right of way, N. 64-11 W. 109.9 feet to the point of beginning. — 19 - 110 - 595.3 - 1 - 31

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights of way, if any, affecting the above described property, including restrictions applicable to Trollingwood, Section I, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 906 at page 400.

DERIVATION: See deed of Trollingwood Realty Company to George S. Coltrane, Jr. and Sylvia B. Coltrane, recorded in the R. M. C. Office for Greenville County in vol 1075 at page 30 on March 9, 1978.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED

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) does 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)' hand(s) and seal(s) this 26 day of July, 19 79  
SIGNED, sealed and delivered in the presence of  
*George S. Coltrane, Jr.* (SEAL)  
*Sylvia B. Coltrane* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

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)' 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 26 day of July 19 79  
*Edie C. Tisdell*  
Notary Public for South Carolina  
My commission expires 9/5/88

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
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 singular the premises within mentioned and released.  
GIVEN under my hand and seal this 26 day of July 19 79  
*Sylvia B. Coltrane*  
Notary Public for South Carolina  
My commission expires 9/5/88

RECORDED this 27 day of July 19 79  
GREENVILLE COUNTY TAX 13.75

0.92

4328 RV.2