TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard, Mitchell & Ariail, P.A., Greenville, S.C. PM '80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees address:
Route 3, Moseley Road
Simpsonville, SC 29681

MOSELEY 40 1242

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES O. HAMMOND

in consideration of Ten and no/100 ($10.00) Dollars and other good and valuable ~~Xxxxx~~ Dollars consideration

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

MICHAEL D. COOPER and SHERIE H. COOPER, their heirs and assigns forever:

All my right, title and interest in and to the following described real estate:

ALL that piece, parcel or tract of land containing 21.44 acres, more or less, situate, lying and being on the eastern side of Hammond Road in Greenville County, South Carolina, being the property of H. N. Hammond, Sr., bounded on the North by property now or formerly owned by Vaughn and Garrett, on the East by property now or formerly owned by Patton, and on the South by property of Johnson and Hanold, and having according to a plat of the property of H. N. Hammond Est. made by C. O. Riddle, Surveyor, dated February 2, 1980, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of Hammond Road near the intersection thereof with another County Road at the corner of property owned by Robert E. Vaughn, et al, and running thence with the line of said Property S. 85-45 E. 497.7 feet to an iron pin stone; thence continuing with the line of Garrett N. 82-26 E., 466 feet to an iron pin; thence with the line of property now or formerly owned by J. A. and Mary W. Patton S. 3-35 E. 729.8 feet to an iron pin; thence continuing with said line S. 64-41 E., 172.35 feet to an iron pin; thence with the line of property now or formerly owned by R. C. Hanold III S.64-16 W., 463.57 feet to an iron pin in or near a branch; thence crossing said branch and with property now or formerly owned by Herbert A. Johnson S. 64-20 W., 479.8 to a nail and cap in the center line of Hammond Road; thence with the center line of Hammond Road the following courses and distances to-wit: N. 21-33 W. 160.9 feet to a point, N. 23-46 W., 100 feet to a point; N. 24-56 W., 200 feet to a point, N. 21-34 W. 100 feet to a point, N. 12-56 W. 100 feet to a point, N. 8-53 W. 367.9 feet to a point, N. 6-43 W. 90.6 feet to a point, and N. 0-34 E. 120.2 feet to the point of beginning. 18-130-574.2-1-5 Note

The above described is the same conveyed to the Grantor and others by deed of Annie E. Hammond recorded in the RMC Office for Greenville County, SC, in Deed Book 1066, at page 334 on October 6, 1977, and is hereby conveyed subject to the right of way of Hammond Road and Utility rights of way and easements of public record.

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 assigns against the grantor(s) and the grantor'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 28th day of March 18 19 80

Signed, sealed and delivered in the presence of:

Constance Glynn — James O. Hammond (SEAL)
James O. Hammond

Harrold L. Anderson — (SEAL)

STATE OF ~~SOUTH CAROLINA~~ GEORGIA
COUNTY OF ~~GREENVILLE~~ Fulton

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

SWORN to before me this 28th day of March 19 80

Harold L. Anderson (SEAL)
Notary Public for ~~South Carolina~~ Georgia, State at Large
My commission expires: My Commission Expires May 10, 1983

Mrs. Sue H. Hamilton
Constance Glynn

STATE OF ~~SOUTH CAROLINA~~ GEORGIA
COUNTY OF ~~GREENVILLE~~ Fulton

RENUNCIATION OF DOWER

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 28th day of March 19 80

Harold L. Anderson (SEAL)
Notary Public for ~~South Carolina~~ Georgia, State at Large
My commission expires: My Commission Expires May 10, 1983

Irene Hammond

RECORded this ____ day of ____ 19____ at ____ M., No. ____

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