



STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Know All Men by These Presents:

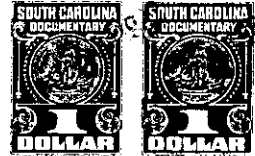
That I, Grady Hawkins in the State aforesaid, in consideration of the sum of One Thousand Nine Hundred Fifty DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Charles W. Hart and Jonell T. Hart and their Heirs and Assigns forever

All that certain piece, parcel or lot of land in Bates Twp. Greenville County, State of South Carolina, containing Three and 25/100 Acres, more or less, lying on the south side of South Beaverdam Creek, bounded on the north by lands of B.L. McAlister, Charles Roberts, on east by W.A. Batson, on the south by Grady Hawkins, on the west by H.Y. Hawkins and Batson Road and having the following Metes and Bounds:

Beginning at an iron pin in South Beaverdam Creek located N.15-00 E. 18 feet from south end of Bridge, also corner of McAlister land, and running thence along the meanders of Creek as property line S.78-15 E. 300 feet to stake; thence S.65-06 E. 528 feet to stake; thence N.50-00 E 118 feet to an iron pin by Sweet Gum and a dead Poplar on bank of creek; thence S.13-30 E. 245 feet to an iron pin by Black Gum; thence S.65-30W. 272.5 feet to an iron pin; thence N.37-30 W. 174 feet to an iron pin, corner of H.Y. Hawkinsland; thence N.28-16 W. 450 feet to a nail and cap in Batson Road; thence N.75-09 W. 345 feet to center of Bridge; thence N.15-00 E. 18 feet to beginning corner.

This is part of the land bought from Pearlie Hawkins.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 17th day of March in the year of our Lord One Thousand Nine Hundred and Sixty-One

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: J.G. Morgan and Paul M. Vernon



State of South Carolina

COUNTY OF Greenville

Personally appeared before me

and made oath that he saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that he, with witnessed the execution thereof.

Sworn to before me this 17th day of March, A.D., 1961. Notary Public for South Carolina

State of South Carolina

COUNTY OF Greenville

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grady Hawkins wife of the within named Grady Hawkins did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Charles W. Hart and Jonell T. Hart, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of March, A.D., 1961. Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; P. Recorded this 24th day of March 1961, at 12:26 P.M., No. #23473

494-1-8.2 OUT OF 494-1-8