

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.

JAN 8 8 36 AM '76
DONNIE S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that

Charles A. Hawkins and James F. Hawkins

in consideration of One Dollar and Division of property

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

Jo-Ann Hawkins, her heir and assigns:

All of our right, title and interest in and to:

All that lot of land in the County of Greenville, State of South Carolina, containing 2.12 acres, more or less, as shown on plat of Jo-Ann Hawkins recorded in plat book 5-Q page 20, and on plat of the Hawkins Estate in plat book page , and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Mountain Creek Road at the corner of Toy Fleming, and running thence along the center of Mountain Creek Road as follows: N 60-52 W 100 feet; N 63-58 W 135.3 feet; N 77-34 W 100 feet; S 80-46 W 100 feet to an iron pin in the center of a dirt road; thence with the center of said dirt road N 19-37 E 180 feet; N 32-11 E 207.5 feet; to the corner of Charles A. Hawkins and Ellen Roberts; thence S 37-17 E 456.5 feet to the point of beginning.

279 P36-1-15.5
277-047 P36-1-15

This is a portion of the property conveyed to Avery J. Hawkins in deed book 215, page 167, who died testate August 16, 1968, Apt. 1042, file 22, devising same to his widow, Maggie Boling Hawkins, for life, then in specific parcels to the three children, the grantors and grantee herein. Maggie Boling Hawkins died intestate January 18, 1975. See plat of W.T. Rainey in plat book 4-0 page 312. This deed is pursuant to the directions in the will of Avery J. Hawkins. See certificate of death for Maggie Boling Hawkins, attached to deed of James F. Hawkins and Jo-Ann Hawkins to Charles A. Hawkins.

P36-1-15.

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 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 30 day of December, 1975

SIGNED, sealed and delivered in the presence of:

Charles A. Hawkins (SEAL)
Charles A. Hawkins
James F. Hawkins (SEAL)
James F. Hawkins (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 30 day of December 19 75

Charles A. Hawkins (SEAL)
Notary Public for South Carolina

My commission expires 8-12-80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of December 19 75

Cecelia R. Hawkins (SEAL)
Notary Public for South Carolina

My commission expires 8-12-80

Cecelia R. Hawkins
Cecelia R. Hawkins
Doris B. Hawkins
Doris B. Hawkins

RECORDED this day of JAN 8 1976 at 8:36 A. M. No. 17387

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4328 RV-23