

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That John Drayton Hopkins and Julian Pelham Hopkins hereafter referred to as Grantors in consideration of the sum of Eight Thousand, Two Hundred Fifty-three & 07/100 (\$8,253.07) DOLLARS, paid to Grantor by Patricia Ann Coker hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, Patricia Ann Coker, her heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, containing 3.04 acres, more or less, and being shown and designated as Tract No. 1 on property of Nellie K. Hopkins Estate by Bakkum-DeLoach & Associates, dated October 5, 1976, and recorded in the Office of the R.M.C. for Greenville County in Plat Book 57 at Page 31 & 32 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located in a field a short distance southwest of the Reedy Fork Road, and running thence N. 60-31 E. (crossing the intersection of Reedy Fork Road and Alverson Road) and running down the center of Alverson Road 477.96 feet to an iron pin on the south side of Alverson Road; thence along the south side of Alverson Road, S. 76-49 E. 459.9 feet to an iron pin on the south side of Alverson Road, joint front corner of Tracts 1 and 2; thence along the line of Tract 2, S. 14-57 W. 688.38 feet to an iron pin, joint rear corner of Tracts 1 and 2; thence N. 52-05 W. 870 feet, crossing Reedy Fork Road, to an iron pin, the beginning corner. -80-OUT OF 585.2-1-12.1 NOTED

The above described tract is subject to the right of way of Reedy Fork Road and the right of way of Alverson Road extending back from the intersection of Reedy Fork Road to the curve of Alverson Road shown on said plat.

Being a portion of the property owned by Nellie K. Hopkins, deceased, at the time of her death. The said Nellie K. Hopkins died testate leaving of force her Last Will and Testament dated July 16, 1965, and First Codicil thereto dated October 11, 1971, both of which are on file in the Office of the Probate Court for Greenville County in Apartment 1249, File 7.

By the terms of Item VI of said Codicil, the said Nellie K. Hopkins devised and bequeathed unto the grantors herein all the rest, residue and remainder of her real property, including the property hereinabove described, to be theirs absolutely and in fee simple, share and share alike.

Grantors to pay 1976 taxes.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 15th. day of November, 1976.

Signed, Sealed and Delivered in the Presence of

Robert S. Tucker, Jr.  
A. F. Burgess

John Drayton Hopkins (Seal)  
John Drayton Hopkins  
Julian Pelham Hopkins (Seal)  
Grantors

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 15 day of November, 1976  
Notary Public for South Carolina  
My Commission expires 10/19, 1980

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that Mrs. Betty A. Hopkins, wife of the within named Grantor, 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 15th. day of November, 1976  
Notary Public for South Carolina  
My Commission expires 11/19, 1979  
Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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