

305 Hampton Ave  
Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

DEC 1 10 53 AM '76

Vol 1047 p. 57

BOBBIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that THOMAS G. BIKAS

68929 DEC 1 1976

in consideration of Ten Thousand Five Hundred and No/100 (\$10,500.00)----- 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

LYNN M. STOKES AND RITA P. STOKES, their heirs and assigns, forever:

All that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being on the southwestern side of Hampton Avenue, being shown as Lot 3, Block 1, Page 23 of the City Block Book, being more particularly described as follows:

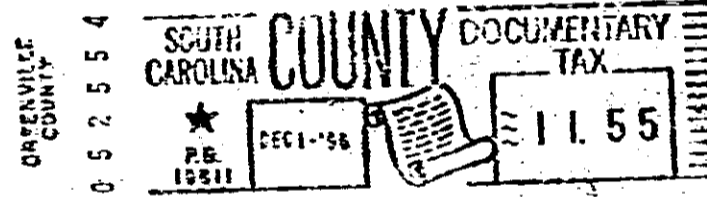
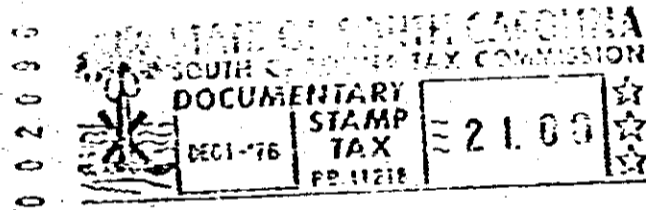
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BEGINNING at an iron pin on the southwestern side of Hampton Avenue which is 116 feet, more or less, from the corner of Lloyd Street and Hampton Avenue and running thence with the southwestern side of Hampton Avenue N. 40 W., 52 feet, more or less, to an iron pin; thence S. 40-1/2 W., 116 feet, more or less, to a point in line of lot now or formerly owned by T. M. Pickens; thence with the line of said Lot S. 44-1/2 E., 52 feet, more or less, to pin; thence N. 40-1/2 E., 110 feet, more or less, to the point of beginning.

This is the same property conveyed to the grantor by deed of Pete G. Bikas, recorded February 27, 1970, in the R.M.C. Office for Greenville County in Deed Book 885, Page 175.

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This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of 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 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 30th day of November, 1976

SIGNED, sealed and delivered in the presence of:

*Arvid W. Black*  
*Sandra M. Budwell*

*Thomas G. Bikas* (SEAL)  
THOMAS G. BIKAS (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (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 30th day of November 19 76

*Sandra M. Budwell* (SEAL)  
Notary Public for South Carolina.

*Arvid W. Black*

My commission expires 1/7/85

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 30th day of November 19 76  
*Richard A. Ryder* (SEAL)  
Notary Public for South Carolina.

X *Penelope Bikas*

My commission expires 1/7/85 7/25/83

RECORDED this day of DEC 1 1976 19, at 10:53 A. M., No. 10867

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