

1068 798

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That John Drayton Hopkins, hereafter referred to as Grantor, in consideration of the sum of Seven Thousand, Two Hundred and no/100 - - (\$7,200.00) - - - - - DOLLARS, paid to Grantor by J. Lloyd Freeman, 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, his 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 4.5 acres, more or less, and being known and designated as Tract 1 A of property of Drayton Hopkins by Bakkum-DeLoach & Associates dated August 5, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6K, at Page 23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Old Hundred Road, joint front corner of Tracts 1 A and 2 A of the property of Drayton Hopkins, and running thence along the line of Tract 2 A, S. 27-24 E. 685.9 feet, crossing the easement of Duke Power Company, to a point in Big Reedy Fork Creek; thence turning and running down the meanderings of the creek, the traverse line of which is as follows: N. 7-13 W. 183.59 feet; N. 2-24 E. 123.72 feet; N. 2-09 W. 206.08 feet; N. 17-28 E. 121.93 feet; N. 29-44 E. 235.36 feet; N. 2-04 W. 136.22 feet; N. 44-19 E. 183.47 feet; N. 21-09 W. 65.05 feet to a point on the southeast side of Old Hundred Road at the bridge crossing Big Reedy Fork Creek; thence turning and running along the southeast side of Old Hundred Road, the following courses and distances: S. 51-08 W. 277.5 feet to a point; S. 42-05 W. 198.9 feet to a point; S. 40-08 W. 300.55 feet to an iron pin on the southeast side of Old Hundred Road, the beginning corner.

This property is subject to an easement of Duke Power Company shown on said plat dated Oct. 19, 1957 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 586, Page 480.

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 VII (A) of her Will, the said Nellie K. Hopkins devised and bequeathed unto the grantor herein a portion of her real property of which the above described tract is a part, to be his absolutely and in fee simple.

As a part of the consideration for this deed, the grantee, his heirs, administrators, executors, successors and assigns, agrees that the above described property shall not be used for the sale of used cars or used car parts nor shall the same be used for a junk yard.

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 17th. day of November, 19 77.

Signed, Sealed and Delivered in the Presence of

John Drayton Hopkins (Seal)
John Drayton Hopkins (Seal)

W. H. Burgess (Seal)
James H. Freeman (Seal)

NOTARY PUBLIC

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 17 day of November, 19 77
James H. Freeman (Seal)
Notary Public for South Carolina
My Commission expires 10/19/80

NOTARY PUBLIC

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, 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 17 day of November, 19 77
Betty A. Hopkins (Seal)
Betty A. Hopkins

My Commission expires 10/19/80
Recorded this 21 day of NOV 21 1977
At 2:32 P.M.

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