

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS: Ron Hopkins
112 Ashley Oaks Dr.
Simpsonville, S.C.
29681

KNOW ALL MEN BY THESE PRESENTS, that CHARLOTTE A. HOPKINS

in consideration of -- TWO THOUSAND NINE HUNDRED & 00/100 (\$2,900.00) ----- 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 RONALD L. HOPKINS, his heirs and assigns forever:

ALL MY UNDIVIDED ONE-HALF (1/2) INTEREST, OF IN AND TO:

ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, being shown as Tract No. 5 on plat of CLUB VIEW RANCHETTS, prepared by J. L. Montgomery, III, dated July 29, 1974, and having, according to said plat, the following metes and bounds, to wit:

- 65 - 555.2 - 1 - 47

BEGINNING at a nail and cap in the center of Jones Mill Road, which nail and cap is located S. 30-06 E., 35.4 feet from an iron pin on the northwesterly edge of Jones Mill Road and which nail and cap is also at the joint front corner of Tracts Nos. 4 and 5 and running thence with the line of Tract No. 4, S. 30-06 W., 572.14 feet to an iron pin in line of Plantation Pipe Co. easement; thence S. 54-26 W., 413.0 feet to an iron pin at the joint rear corner of Tracts Nos. 5 and 6; thence with the joint line of said lots, S. 33-30 E., 622.6 feet to a point in or near the center of Jones Mill Road, passing over iron pin 35.22 feet back on line; thence with Jones Mill Road, N. 33-13 E., 175.6 feet to an old nail and cap; thence continuing with Jones Mill Road, N. 48-11 E., 220.0 feet to the beginning corner.

Being the same property conveyed to Ronald L. and Charlotte A. Hopkins by deed of Hugh B. and Agnes C. Cooper, recorded January 13, 1977, in Deed Book 1049, Page 645, R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

Grantee herein expressly agrees to assume payment of that certain mortgage from Ronald L. and Charlotte A. Hopkins to Hugh B. & Agnes C. Cooper in the original amount of \$9,487.50, recorded in Book 1387, Page 289.

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 19th day of February 19 78

SIGNED, sealed and delivered in the presence of.

Charlotte A. Hopkins (SEAL)
Charlotte A. Hopkins

Christine J. Chiles (SEAL)

Richard N. Jozz (SEAL)

Richard N. Jozz (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

Personally appeared the undersigned _____ within named above, grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of February 19 78

Richard N. Jozz (SEAL) Christine J. Chiles

Notary Public for South Carolina

My commission expires 3-20-84

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

NO RENUNCIATION OF DOWER
GRANTOR IS A WOMAN

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

day of _____ 19 _____

Notary Public for South Carolina.

My commission expires _____

RECORDED this _____ day of _____

555.2 RECORDED FEB 2 1978 At 3:57 P.M.

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