

RT. 2  
Box 481A  
Travelers Rest, S.C.

TITLE TO REAL ESTATE Prepared by WILLIAM E. BOUTON, Attorney at Law, Greenville, S. C.

Vol 1071

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that J. H. HAWKINS

in consideration of ONE AND NO/100THS (\$1.00)-----Dollars,  
AND LOVE AND AFFECTION FOR THE GRANTEE HEREIN;  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto JOHN R. HAWKINS AND REGINA C. HAWKINS, THEIR HEIRS AND ASSIGNS:

ALL my undivided interest in and to that piece, parcel or lot of land in Bates Township, County and State aforesaid, being located about one mile Southwest of Locust Cross Roads, containing 1.00 acre, more or less, and according to Plat of survey prepared by W. R. Williams, Jr., Engineer/Surveyor #3979, 15 South Main Street, Travelers Rest, South Carolina 29690, dated August 2, 1977, having the following metes and bounds, to-wit:

BEGINNING on the center line of Kellys Mill Road on a spike, situated about 1/2 mile from S. C. Highway No. 415, and running along line of property of J. H. Hawkins, N. 83-45 E. 265 feet to a corner i.p.; thence S. 6-15 E. 148 feet to a corner i.p.; thence along line of other property of R. M. Hawkins, S. 83-45 W. 325.6 feet to a spike on center line of said Kellys Mill Road; thence along line of said road N. 16-00 E. 160 feet to a spike on center line of said road, being point of beginning.

THIS being a portion of the same property in which the Grantor herein inherited an undivided 1/4th interest from his father, H. A. Hawkins, who died intestate on April 25, 1930, and whose estate was administered in the Probate Court for Greenville County in Apartment 1501, File 5. The said John R. Hawkins having obtained an undivided 3/4 interest from his father, R. M. Hawkins on August 10, 1977 in Deed Book 1062 at Page 257. John R. Hawkins having conveyed one-half of his interest to Regina C. Hawkins on January 27, 1978, in Deed Book 1072 at Page 772.

THIS conveyance is made subject to any and all restrictions, easements, rights of way or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

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NOTE

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 25th day of JANUARY 19 78.

SIGNED, sealed and delivered in the presence of:

*Andie C. Brewster*  
*Casper Denton*

*J. H. Hawkins* (SEAL)

J. H. HAWKINS (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of JANUARY 19 78.

*Andie C. Brewster* (SEAL)

*Casper Denton*

Notary Public for South Carolina  
My Commission expires February 13, 1980

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (GRANTEE IS A WIDOWER)

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of JANUARY 19 78.

(SEAL)  
Notary Public for South Carolina

RECORDED this day of FEB 21 1978 at 3:45 P. M. No 21678

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