

S.C.
GRANTEE'S ADDRESS: 100 Engel Drive, Greenville, S. C. 29609

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1185-217

KNOW ALL MEN BY THESE PRESENTS, that I, M. R. Hogan,

in consideration of Fourteen Thousand and No/100 (\$14,000.00)----- 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 Bruce F. Hopkins, His Heirs and Assigns Forever:

(12) - 365 - 463 - 1 - 21.11

out of 463 - 1 - 217

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 2.74 acres as shown on a plat of Property of M. R. Hogan prepared by Arbor Engineering dated April 10, 1980, recorded in the Office of the RMC for Greenville County in Plat Book 7-16 at Page 20, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center line of a private road, which point is approximately 1148.88 feet from the intersection of said private road and Phillips Trail, and running thence along said private road the following courses and distances: N. 18-49 W. 173.28 feet to a point, N. 24-57 E. 87.92 feet to a point, and N. 58-18 E. 33.8 feet to a point; thence along the line of subject property and a 2.73-acre tract designated on said plat, N. 37-54 W. 249.58 feet to a point; thence S. 47-48 W. 356.45 feet to a point; thence S. 8-46 W. 134.65 feet to a point; thence S. 78-39 E. 436.50 feet to the point of beginning.*

This is a portion of the same property conveyed to the Grantor herein by deed of Ken Ezell dated April 15, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1106 at Page 656.

This property is conveyed subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

*Also, one-half of my undivided interest in and to that certain private road upon which this tract of land borders as shown on the recorded plat. 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 grantees(s), and the grantee's(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 10th day of April 1980.

SIGNED, sealed and delivered in the presence of:

M. R. Hogan (SEAL)
M. R. Hogan (SEAL)

Peggy G. Quastner (SEAL)
W. H. DeChamps (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of April 1980.

W. H. DeChamps (SEAL)
Notary Public for South Carolina
My commission expires: 4/6/87
Peggy G. Quastner

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER GRANTOR UNMARRIED.
COUNTY OF GREENVILLE }

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 grantees(s) and the grantee's(s') heirs, 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 19

(SEAL)
Notary Public for South Carolina.

My commission expires:

RECORDED MAY 8 1980 day of 19
at 11:30 A.M.

GREENVILLE COUNTY
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