

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1127 785

S.O.
JUN '80

KNOW ALL MEN BY THESE PRESENTS, that Barry M. Hawkins and Karen B. Hawkins

in consideration of Forty-Nine Thousand Five Hundred and No/100 (\$49,500.00) - - - - - 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 George P. Mitchell, Jr. and Martha S. Mitchell and their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, State of South Carolina, being known and designated as Lot No. 44, Section 1, Lake Forest Subdivision, as more particularly appears on that certain plat entitled "Lake Forest, Section 1" prepared by Piedmont Engineering Service, dated July, 1953, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Page 17, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Tranquil Avenue at the joint front corner of Lots 44 and 45 and running thence with the joint side line of Lots 44 and 45 N. 24° 16' E., 224.5 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence N. 89° 30' W., 51.2 feet to a point; thence N. 56° 28' W., 24.6 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence with the joint side line of Lots 43 and 44 S. 38° 33' W., 180.6 feet to the joint front corner of Lots 43 and 44 on the right-of-way for Tranquil Avenue; thence along the right-of-way for Tranquil Avenue S. 49° 26' E., 120 feet to the point of beginning.

The within Conveyance is subject to all rights-of-way, easements, restrictive covenants, zoning and the like which are a matter of record or on the ground.

This is the same property conveyed to the Grantors herein by Deed of M. Hugh Lynn, dated March 6, 1973, recorded in the R.M.C. Office for Greenville County in Deed Book 969 at Page 189.

12-271-277-2-46

Grantee agrees to pay 1980 real property taxes.

Street Address: 7 Tranquil Avenue
Greenville, South Carolina 29615

DOCUMENTARY
10/27/80

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 June, 1980

SIGNED, sealed and delivered in the presence of:

Barry M. Hawkins (SEAL)
Barry M. Hawkins (SEAL)
Karen B. Hawkins (SEAL)
Karen B. Hawkins (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 19th day of June 19 80

Emlynn M. Angelitti (SEAL) Frank W. Pickett

My commission expires March 14, 1983

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

19th day of June 19 80
Emlynn M. Angelitti (SEAL)
Notary Public for South Carolina

Karen B. Hawkins
Karen B. Hawkins

My commission expires March 14, 1983

RECORDED JUN 19 1980 at 3:32 P.M.

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GREENVILLE COUNTY

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