

State of South Carolina

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Avery J. Hawkins, - - - - - in the State aforesaid, in consideration of the sum of one dollar, love and affection DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee, James F. Hawkins, his Heirs and Assigns forever, ALL that certain piece parcel or lot of land situate, lying and being in the State and County aforesaid Chick Springs Township, about six miles north from Greenville, S.C., lying on the east side of the Paris Mountain State Park Road and on both side of Mountain Creek, being bounded on the north by lands now or formerly of J.H. Batson, on the east and south by other lands of myself, and on the west by the said road and lands of the State Park and lands of Tom Nalley Estate, and being a part of the same tract of land that was conveyed to me by deed recorded in the office of the R.M.C. for Greenville County in Deed Book 215 at page 167, and having the following courses and distances, to wit:- Beginning on a stone on the south side of the said creek, joint corner of the State Park lands, and runs thence N. 10-00 W. 268.2 feet to a stone, joint corner of the State Park lands and of Tom Nalley Estate; thence with the Nalley Estate line, N. 6-46 W. 561 feet to a stone and iron pin at the base of a large Red Oak Tree; thence with the Batson line, S. 56-15 E. 600 feet to an iron pin on the said line, new corner; thence S. 4-21 W. 332 feet to an iron pin on the north side of the said creek; thence S. 21-21 W. 145 feet to an iron pin on the southern side of a small branch; thence S. 29-36 W. 123 feet to an iron pin on the southern side of the said branch; thence S. 18-15 W. crossing the branch, 129 feet to an iron pin; thence S. 77-45 W. 183 feet to an iron pin in the east edge of the said road (iron pin back on line at 10 feet); thence with the said road N. 5-00 W. 114 feet to a point on the east edge of the said road; thence N. 12-00 W. 132 feet to the beginning corner, containing Seven and Five Tenths (7.5) acres, more or less.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand and seal this 6th day of June in the year of our Lord One Thousand Nine Hundred and Fifty Two

Signed, Sealed and Delivered in the Presence of Jo. Ann Hawkins, H. S. Brockman, A. J. Hawkins (Seal), (Seal), (Seal), (Seal)

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Personally appeared before me Jo-Ann Hawkins and made oath that she saw the within named grantor(s) Avery J. Hawkins

deliver the within written deed, and that she, with H. S. Brockman sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 6th day of June, A. D. 1952. H. S. Brockman (Seal) Notary Public for South Carolina Jo. Ann Hawkins

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, H. S. Brockman, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maggie E. Hawkins wife of the within named Avery J. Hawkins 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 James F. Hawkins, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 6th day of June, A. D. 1952. H. S. Brockman (Seal) Notary Public for South Carolina Maggie E. Hawkins

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 14th day of October, 1952, at 2:30 P.M., No. #22835. P36-1-15.2 OUT OF P36-1-15