

TITLE TO REAL ESTATE-P. Bradley Morrah, Jr., Attorney at Law, Stokes Bldg., Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.

GREENVILLE COUNTY

JAN 6 12 50 PM 1954

G. W. HAWKINS

Know All Men by These Presents:

That I, G. W. Hawkins in consideration of the sum of Ten and No/100 (\$10.00) and love and affection

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 Charles A. Hawkins, his heirs and assigns forever:

All that certain piece, parcel or tract of land, situate, lying and being in Greenville Township, County of Greenville, State of South Carolina, containing 10.00 acres, more or less, and having according to a plat of Property of G. W. Hawkins (to be recorded herewith), prepared by C. O. Riddle, Reg. L. S. in August, 1953, the following metes and bounds, to-wit:

BEGINNING at a point in the center of an unnamed County Road leading from the White Horse Road to Berea, at the corner of other property of the Grantor, and which point is 31 feet N. 53-19 W. from an iron pin near the southeast edge of said road; thence along said County Road, the following courses and distances: N. 39-24 E. 100 feet to a point; N. 22-42 E. 100 feet to a point; thence N. 13-34 E. 164 feet to a point; thence N. 25-00 E. 175.3 feet to a point; thence N. 49-21 E. 100 feet to a point; thence N. 78-50 E. 100 feet to a point; thence leaving said road, S. 57-25 E. 316 feet to an iron pin near the junction of said road and another unnamed County Road; thence S. 25-54 E. 521 feet (the major portion of said distance being along said second named County Road) to a point in said road; thence leaving said road and along other property of the Grantor, S. 73-00 W. 587.5 feet to an iron pin; thence still with other property of the Grantor, N. 53-19 W. 400 feet to point of beginning.

It is expressly understood and agreed that the Grantor and his wife, Mrs. Mamie W. Hawkins, shall have full use and occupancy of said premises above described during their respective lives, rent free, a life estate in favor of the Grantor and his said wife being herein expressly reserved. Grantor to pay 1954 taxes.

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, subject to the life estates hereinabove reserved, 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 23rd day of September in the year of our Lord One Thousand Nine Hundred and Fifty Three

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of P. Bradley Morrah, Jr. and Louise M. Moore.

Signature of G. W. Hawkins with (Seal) and four blank lines for other witnesses.

State of South Carolina, Greenville County

Personally appeared before me Louise M. Moore

and made oath that she saw the within named grantor(s) G. W. Hawkins sign, seal and as his act and deed deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 23rd day of September, A. D. 1953. Notary Public for South Carolina.

Signature of Louise M. Moore.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morrah, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie W. Hawkins wife of the within named G. W. 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 Charles A. 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 23rd day of September, A. D. 1953. Notary Public for South Carolina.

Signature of Mamie W. Hawkins.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 6th day of January 1954 at 12:50 P. M., No. 275

Handwritten notes: B13.1-1-20.1 OUT OF B13.1-1-20)