

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 FETTINGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

DEC 21 3 56 PM '71

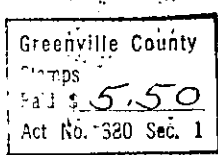
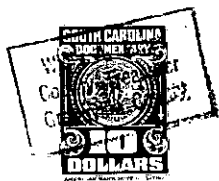
KNOW ALL MEN BY THESE PRESENTS, that **JOE E. HAWKINS, LTD.** (FORMERLY RACKLEY-HAWKINS, LTD.) A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at OLLIE FARRISPORT, South Carolina and in consideration of **FOUR THOUSAND EIGHT HUNDRED SEVENTY SIX and 89/100 (\$4,876.89) Dollars AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SIX** the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **ARTHUR D. SMITH, JR., & RUBY C. SMITH, their heirs and assigns forever:**

ALL that piece, parcel or lot of land with buildings and improvements thereon, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 116 on a Plat of HILLSBOROUGH, Section 2, made by Jones Engineering Services, dated November, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, page 51, reference to which plat is hereby craved for the metes and bounds thereof, said lot fronting 110 feet along the Southern side of Libby Lane.

The above property is a part of the same conveyed to the Grantor, by deed of Otis P. Moore, et al, recorded in Deed Book 867, page 45, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage in the original amount of \$23,700.00 given to Fidelity Federal Savings & Loan Association on July 28, 1971, recorded July 29, 1971, in said RMC Office in Mortgage Book 1200, page 396, on which there is a present balance due in the sum of \$23,700.00.

The Grantees agree to pay Town of Mauldin and Greenville County property taxes for the tax year 1972 and subsequent years.



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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 21st day of December 19 71.

SIGNED, sealed and delivered in the presence of:
Frances B. Holtzclaw

Frances B. Holtzclaw
C. Timothy Sullivan

C. Timothy Sullivan

JOE E. HAWKINS, LTD. (SEAL)
A Corporation
By: *Joe E. Hawkins*

President Joe E. Hawkins.

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 21st day of December 19 71
Frances B. Holtzclaw (SEAL) _____
Notary Public for South Carolina. Frances B. Holtzclaw
My commission expires 9/15/79
C. Timothy Sullivan
_____ C. Timothy Sullivan

RECORDED this 21st day of December 19 71, at 3:56 P.M., No. 17107