

State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 4 3 46 PM '72
ELIZABETH RIDDLE
R.M.C.

VOL 962 TAG 99



Greenville County
Stamps
Paid \$ 12.65
Act No. 380 Sec. 1

2300

KNOW ALL MEN BY THESE PRESENTS, That Frank G. Hawkins and Ruth Cooper Hawkins

in the State aforesaid, in consideration of the sum of Eleven Thousand Five Hundred -----
(\$11,500.00) ----- Dollars,
to them in hand paid at and before the sealing of these presents by
Ralph Edward Hayes

(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 Ralph Edward Hayes, his heirs and assigns:

All that piece, parcel or tract of land containing 4.32 acres, more or less, situate, lying and being on the western side of Poinsett Highway near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Jones Engineering Services dated August, 1970, entitled "Property of Frank Hawkins, Greenville County, S. C." and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4W at page 82, the following metes and bounds:

BEGINNING at an iron pin on the western edge of the right of way for Poinsett Highway at the northern corner of the premises herein described and running thence with the western edge of the said right of way for said Poinsett Highway the following courses and distances: S. 9-37 E. 195.6 feet to a point, thence S. 7-27 E. 198.1 feet to a point, thence S. 5-38 E. 198.2 feet to a point, thence S. 3-20 E. 269.7 feet to an iron pin; thence with the line of property now or formerly of Hawkins N. 84-39 W. 429.8 feet to a concrete monument; thence with the line of property now or formerly of Furman University N. 22-04 E. 880.6 feet to the point of beginning.

This is a portion of the property conveyed to Frank G. Hawkins by deed of E. Inman, Master, dated January 27, 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 218 at page 173, and a portion of the property conveyed to Ruth Cooper Hawkins by deed of Frank G. Hawkins dated November 28, 1951, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 446 at page 385.

The premises hereinabove described are conveyed subject to any applicable recorded restrictions, easements, rights of way and zoning ordinances.

(Continued on next page)

Out of 410-1-2

312 - 470 - 1 - 2