

TITLE TO REAL ESTATE BY A CORPORATION  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUN 14 3 52 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

VOL 1001 PAGE 208

KNOW ALL MEN BY THESE PRESENTS, that **JOE E. HAWKINS, LTD.**  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
State of South Carolina, in consideration of

ONE THOUSAND & NO/100 ---- Dollars & ASSUMPTION OF A MORTGAGE ----- \$18,000.00,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto **JOHN E. LIPGENS AND SANDRA W. LIPGENS, THEIR HEIRS & ASSIGNS FOREVER:**

ALL that certain piece, parcel or lot of land situate, lying and being  
in the State of South Carolina, County of Greenville, being shown as Lot  
#6 on a plat of Parkwood, Section I, recorded in the RMC Office for Green-  
ville County in plat book 4F, page 22, which lot fronts on Oak Park Drive  
and having, according to said plat, the following metes and bounds, to-wit:

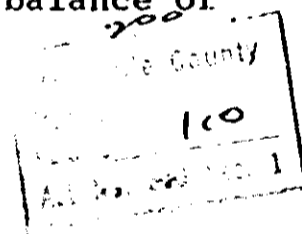
BEGINNING at an iron pin on the western side of Oak Park Drive, joint front  
corner of lots 6 & 7 and running thence along the line of Lot #7, N. 83-53 W.  
150 feet to an iron pin; thence N. 6-07 E., 85 feet to an iron pin; thence  
along the line of lot #5, S. 84-00 E., 145 feet to an iron pin on the western  
side of Oak Park Drive; thence along Oak Park Drive, S. 0-13 W. 46.2 feet to  
an iron pin; thence along Oak Park Drive, S, 6-07 W. 38.8 feet to the beginning  
corner.

-799-M3.2-1-66

This is the same property conveyed to the Grantor by deed recorded in the  
RMC Office for Greenville County in deed book 954 at page 173.

This conveyance is subject to restrictive covenants of record, setback lines,  
road or passageways, easements and rights of way, if any, affecting the above  
described property.

The Grantees herein assume and agree to pay the balance due on that certain  
mortgage held by Carolina National Mortgage Company dated October 15, 1971  
in the original amount of \$18,000.00 and having a current balance of  
\$17,517.20.



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 or 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 14th day of June 1974 .

SIGNED, sealed and delivered in the presence of:

**JOE E. HAWKINS, LTD.** (SEAL)

A Corporation

By:

President

Secretary

*H. Michael Spivey*  
*Barbara M. Thompson*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, 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 14th day of June 1974 .

*H. Michael Spivey* (SEAL)  
Notary Public for South Carolina

*Barbara M. Thompson*

My commission expires 1-24-83

RECORDED this day of JUN 14 1974 at M., No. 31965

4328 RV-2