

TITLE TO REAL ESTATE - INDIVIDUAL FORM John M. Dillard, P.A., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



12.65

KNOW ALL MEN BY THESE PRESENTS, that ALVIN TRAMMELL

in consideration of Eleven Thousand Four Hundred & No/100 (11,400.00) Dollars and assumption of the mortgage indebtedness as set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto CLYDE W. HAWKINS and ANNE W. HAWKINS, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Velma Drive, in Greenville County, South Carolina, being the greater portion of Lot No. 7 as shown on a plat of TAYLOR HEIGHTS, made by C. O. Riddle, Surveyor, dated January 8th, 1972, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X, page 2, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Velma Drive at the joint front corner of Lots Nos. 7 and 8 and running thence with the common line of said lots, S. 79-25 W., 175.9 feet to an iron pin; thence S. 41-04 E., 180.45 feet to an iron pin; thence along a new line through Lot No. 7, N. 88-57 E., 82.5 feet to an iron pin on the western side of Velma Drive; thence with the western side of Velma Drive, N. 3-12 W., 24 feet to an iron pin; thence continuing with the western side of Velma Drive, N. 10-35 W., 145.4 feet to an iron pin, the point of beginning.

The above property is a portion of the same property conveyed to the Grantor by deed of Velma M. Taylor recorded in the RMC Office for Greenville County, S. C., in Deed Book 967, page 130, and is hereby conveyed subject to the 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 agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Fidelity Federal Savings & Loan Association, in the original sum of \$39,600.00, and recorded in the RMC Office for said County and State in Mortgage Book 1313, page 273, which has a present balance due in the sum of \$39,600.00.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1975 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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and assigns against the grantor(s) and the grantor(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 30th day of January, 1975.

Signed, sealed and delivered in the presence of:
Constance G. McBride (SEAL)
Alvin Trammell (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 30th day of January 1975.

Constance G. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/22/83
Jack H. Mitchell, III

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of January 1975.
Constance G. McBride (SEAL)
Louise C. Trammell
Notary Public for South Carolina
My commission expires: 5/22/83

RECORDED this day of JAN 30 1975 at 3:51 P.M. No.

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