

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

FILED  
GREENVILLE CO. S. C.

JAN 23 11 36 AM '76

Vol 1030 577

KNOW ALL MEN BY THESE PRESENTS, that **JOE E. HAWKINS ENTERPRISES, INC.**

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

-----Thirty-nine Thousand and 00/100 (\$39,000.00)-----Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Timothy V. Bovender and Belinda T. Bovender, their heirs and assigns:**

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 79 as shown on plat of Burdett Estates, recorded in Plat Book 4X at page 60 in the R.M.C. Office for Greenville County; and also being shown as Lot No. 79 on a plat prepared for Tim and Belinda Bovender, by J. L. Montgomery, III, R.L.S., dated January 22, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 56, page 41, and having, according to the latter plat, the following metes and bounds, to wit:

Beginning at an iron pin on the western side of Old Mill Road, joint boundary corner of Lots 78 and 79, and running thence S. 77-52 W. 150.0 feet to an iron pin, joint rear corner of Lots 78 and 79; thence turning and running N. 12-08 W. 100.0 feet to an iron pin; thence turning and running N. 77-52 E. 150.0 feet to an iron pin in the western edge of said Old Mill Road; thence along the western edge of said road S. 12-08 E. 100.0 feet to an iron pin, the point of beginning.

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Being the same property conveyed to Joe E. Hawkins Enterprises, Inc. by Trammell Brothers Builders & Developers by deed dated August 28, 1974, recorded in Deed Book 1005, at page 801.

This property is conveyed subject to easements, rights-of-way and restrictions of record.



78.00  
Greenville County  
Stamps  
Paid \$ 42.90  
Act No. 350 Sec. 1

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 23rd day of January 19 76.

SIGNED, sealed and delivered in the presence of:  
*[Signatures]*  
JOE E. HAWKINS ENTERPRISES, INC. (SEAL)  
A Corporation  
By: *[Signature]*  
President  
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 23rd day of January 19 76.  
*[Signature]* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 2/28/83

RECORDED this day of JAN 23 1976 at 11:36 A. M., No. 18735

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