

TITLE TO REAL ESTATE - INDIVIDUAL FORM 8 *Deed & Mitchell, P.A., Greenville, S. C.*

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Michael E. Hawkins

in consideration of Twenty-four Thousand and no/100 (\$24,000.00)-----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto James Carroll Hendrix and Audrey Janette C. Hendrix, their heirs and assigns forever

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the north side of Fairview Avenue and the west side of Earl Street, in the City of Greer, Chick Springs Township, Greenville County, South Carolina, being known and designated as lot no. 1 on a plat entitled "Property of Mrs. Hattie Payne Estate" made by H. S. Brockman, Surveyor, dated October 16, 1946, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book FF at Page 223 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the joint corner of lots nos. 1 and 2 on said plat on the northern edge of sidewalk on the north side of Fairview Avenue and running thence S. 83-00 E. 57 feet to the junction of the inner edge of sidewalks on Fairview Avenue and Earl Street; thence with the inner line of sidewalk on Earl Street N. 8-00 E. 156 feet to a stake corner of lot no. 9 of Mountain View Heights; thence with the line of lot no. 9 N. 83-18 W. 57 feet to an iron pin corner of lot no. 2; thence with the common line of lots nos. 1 and 2 S. 8-00 W. 155.7 feet to an iron pin, edge of sidewalk on Fairview Avenue, the beginning corner.

The above property is the same property conveyed to the grantor by deed of Charles L. Roberts recorded January 10, 1973 in Deed Book 964 at Page 459 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees agree and assume to pay Greenville County and City of Greer property taxes for the tax year 1976 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 17th day of August 1976.
Signed, sealed and delivered in the presence of:
Deed & Mitchell (SEAL)
Michael E. Hawkins (SEAL)
Linda D. Forrester (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 17th day of August 1976
Linda D. Forrester (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79
Deed & Mitchell

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 claims of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
17th day of August 1976.
Linda D. Forrester (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79 August 76 at 4:19 P/ 4781
RECORDED this 18th day of August 1976 at 4:19 P/ M., No. 4781

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