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Prepared by WYCHE, BURGESS, FRIEDMAN & PARHAM, P. A., Attorneys at Law, Greenville, S. C.

Greenville 30

State of South Carolina, TITLE TO REAL ESTATE

GREENVILLE COUNTY Know All Men by These Presents:

Hazel Lee Jenkinson & Annie C. Jenkinson, individually, & as Trustees, Mary Caroline Jenkinson, & Julia M. Jenkinson, by Hazel Lee Jenkinson & Annie C. Jenkinson, her Attorneys-in-Fact, hereafter referred to as Grantors in consideration of the sum of Ten (\$10.00) Dollars & other valuable consideration, XXXXXX paid to Grantors by HBA Properties, Inc., a South Carolina corporation hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

ALL that piece, parcel or tract of land, situate, lying and being in the City and County of Greenville, State of South Carolina, shown and designated as 36.02 acres on survey for HBA Properties, prepared by C. O. Riddle, Registered L.S., dated May, 1976, and recorded in the Office of the RMC for Greenville County, S. C., in Plat Book 5-T, at Page 85, and being more particularly described with reference to said plat as follows: BEGINNING at the southeasterly corner of said tract, being a point on the northerly side of Rockwood Drive, and running thence the following courses and distances: S. 62-47-28 W. 184.06 ft.; N. 88-35-30 W. 97.76 ft.; N. 49-02-30 W. 166.59 ft.; S. 36-05 W. 248.48 ft.; N. 54-14 W. 129.2 ft.; S. 78-03-30 W. 244.8 ft.; N. 75-48-34 W. 630.4 ft.; S. 46-34 W. 127 ft.; N. 40-38-45 W. 329.33 ft.; N. 49-00-55 W. 551.29 ft.; N. 25-57 W. 19.8 ft.; N. 55-03-35 E. 427.83 ft.; S. 41-21-10 E. 190.50 ft.; S. 63-14 E. 53.84 ft.; S. 57-39-18 E. 305.93 ft.; S. 70-30-30 E. 368.21 ft.; S. 89-53 E. 104.1 ft.; N. 71-35-17 E. 73.35 ft.; N. 35-27-34 E. 572.13 ft.; N. 24-11-39 E. 440.90 ft.; S. 62-52 E. 168 ft.; N. 18-24 E. 87.55 ft.; N. 9-22-08 E. 259.10 ft.; N. 16-29 E. 16.95 ft.; N. 21-56 E. 98.25 ft.; N. 34-46 E. 43.47 ft.; S. 53-23-31 E. 293.35 ft.; S. 17-55-30 W. 299.8 ft.; S. 7-59-20 W. 702.94 ft.; S. 19-12 W. 304.75 ft.; S. 82-02-30 E. 120.2 ft.; S. 16-50 E. 183.3 ft. to the point of beginning. - 519-222.1-6-59 Also PT OF 222.1-6-59

This is a portion of the property devised by James Robert Jenkinson, deceased, to his children by Will filed in the Office of the Probate Court for Greenville County, S. C., in Apartment 436, at File 27. Said devisees conveyed their interests in said property, in trust, to two of their number, Hazel Lee Jenkinson and Annie C. Jenkinson, as Trustees, with power to convey, etc., by deed, dated September 6, 1948, and recorded in the Office of the RMC for Greenville County, S. C., in Deed Book 358 at Page 213. By action brought in the Greenville County Court in 1948, and filed in the Office of the Clerk of Court for Greenville County, S. C., in Judgment Roll E-11, 790, 9.52 acres along the southerly boundary of the tract conveyed herein became subject to a life estate in favor of the unmarried children of James Robert Jenkinson, deceased. The Grantors, Hazel Lee Jenkinson, Annie C. Jenkinson, Mary Caroline Jenkinson and Julia M. Jenkinson, are the surviving life tenants of said 9.52 acres.

This conveyance is subject to all restrictions, setback lines, roadways, rights-of-way, easements, zoning ordinances, regulations and other encumbrances appearing on the property, on the aforesaid survey, and/or otherwise of record. TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 1st day of October, 1976.

Signed, Sealed and Delivered in the Presence of
[Signature of Notary Public]

Hazel Lee Jenkinson (Seal)
Hazel Lee Jenkinson, Individually & as Trustee
Annie C. Jenkinson (Seal)
Annie C. Jenkinson, Individually & as Trustee
Mary Caroline Jenkinson (Seal)
Mary Caroline Jenkinson

STATE OF SOUTH CAROLINA, Greenville County
Annie C. Jenkinson, by Julia M. Jenkinson, her Attorney-in-Fact
Hazel Lee Jenkinson, by Hazel Lee Jenkinson, her Attorney-in-Fact

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 1st day of October, 1976.
[Signature of Notary Public]
Notary Public for South Carolina
My Commission expires XXXXXX: Nov. 19, 1979

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY UNNECESSARY RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this _____ day of _____, 19____
[Signature of Notary Public]
Notary Public for South Carolina
My Commission expires January 1, 19____
Recorded this _____ day of _____, 19____ at _____ M., No. _____

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