

FILED
GREENVILLE CO. S. C.

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State of South Carolina

QUITCLAIM DEED

County of GREENVILLE

JOHNIE S. TINKERSLEY
R.M.C.

WHEREAS, heretofore on or about the 17th day of March, 1977, Joe E. Hawkins, Ltd., conveyed to Barbara Maxwell a one-third interest and to Design Builders, Inc., a two-thirds interest in and to the within described property by deeds recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1052 at page 963 and Deed Book 1052 at page 966; and

WHEREAS, these deeds were signed by only one corporate officer, Joe E. Hawkins, President of the corporation, and it was later developed that as a matter of public record, it might possibly have been necessary for two corporate officers to sign the aforesaid deeds; and

WHEREAS, subsequent thereto the corporation was duly dissolved pursuant to South Carolina law, the sole stockholders of the corporation at the time of such conveyances and dissolution being Barbara Maxwell and Joe E. Hawkins; and

WHEREAS, it is the intent of this deed for the grantors to consent to and ratify the aforesaid conveyances, in accordance with the tenor and purport of each, as the act and deed of Joe E. Hawkins, Ltd.,

KNOW ALL MEN BY THESE PRESENTS, That BARBARA MAXWELL

in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar and the premises----- Dollars;

to her in hand paid at and before the sealing of these presents by

Barbara Maxwell and Design Builders, Inc.
quitclaimed

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Barbara Maxwell, her heirs and assigns, forever, an one-third interest and Design Builders, Inc., its successors and assigns, forever, a two-thirds interest, in and to:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 161, Windage Court, Hillsboro Subdivision, as shown on a plat thereof, which is of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW, Page 56, reference to said plat being craved for a metes and bounds description.

This is part of the property conveyed to Rackley-Hawkins, ., by deed of Chris P Moore L. A. Moseler, dated 29 Apr 69, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 867 at page 45, on 29 Apr 69.

ALSO:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 15 acres, more or less, located on the Southeastern side of Miller Road and the Southern side of Old Mill Road and having the following metes and bounds:

BEGINNING at an iron pin at the intersection of Old Mill Road and Miller Road and running thence down Old Mill Road S. 45-30 E. 480 feet, more or less, to an iron pin; running thence S. 44-30 E. 783.2 feet, more or less; running thence S. 55 W. 366 feet, more or less, to an iron pin; running thence N. 35 W. 700 feet, more or less, to a point in the center line of Miller Road; running thence down the center line of Miller Road N. 63-03 E. 400 feet to a point; thence continuing down Miller Road N. 55-28 E. 382.2 feet, more or less, to a point; running thence N. 53-46 E. 326.2 feet to the point of beginning.

This being all of the property remaining from the property within that certain deed in favor of Rackley-Hawkins, Ltd., dated 29 Apr 69, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 867 at page 45, on 29 Apr 69.

ALSO:

All that lot of land being a major portion of Lot 87 as shown on Plat of Elletson Acres, recorded in Plat Book QQ at page 5 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds:

(Cont'd.)

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