

220 Claxton Drive
Greenville, South Carolina

TITLE TO REAL ESTATE Offices of William B. James Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C. Vol 1080 Page 255

JUN 1 3 07 PM '78
GENERAL S. TAYLOR
N.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Lewis Cook, Jr.,

in consideration of Forty Four Thousand and Five Hundred and No/100 (\$44,500.00)-----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 Lloyd D. and Brenda B. Hinton, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the eastern side of Claxton Drive near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 31 of a Subdivision known as Farmington Acres, plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book RR at Page 106 and 107 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Claxton Drive at the joint front corner of Lots 30 and 31 and running thence with the eastern side of said drive N. 32-46 W. 75 feet to an iron pin; running thence along the curvature of Claxton Drive as it intersects with an unnamed future street, the chord of which is N. 10-0 E. 36.5 feet to an iron pin on the southern side of said unnamed street; running thence N. 52-45 E. 164 feet to an iron pin on a branch; thence following the branch, the traverse line being S. 35-22 E. 121.9 feet to an iron pin at the rear corner of Lot no. 30; running thence S. 57-14 W. 183.0 feet to an iron pin, the point of beginning.

This property is conveyed subject to easements, conditions, covenants, restrictions, and rights of way which are a matter of record and actually existing on the ground effecting the subject property. -308-B13.2-1-152

This is the identical property conveyed to the Grantor herein by deed of Talley Realty, Inc. recorded in the RMC Office for Greenville County, South Carolina on July 7, 1970 in Deed Book 893 at Page 443.

DOCUMENTARY
STAMP
TAX \$ 89.00
PR 11218

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns 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 day of June 1 1978
SIGNED, sealed and delivered in the presence of

(SEAL)
(SEAL)
(SEAL)
(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of June 1978

Notary Public for South Carolina (SEAL)
My commission expires: 6/13/79

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, 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 1st day of June 1978

Notary Public for South Carolina (SEAL)
My commission expires: 6/13/79

RECORDED this JUN 1 1978 day of

at 3:07 P.M. 36121

GREENVILLE COUNTY
48.95

0253

4328 RV-2