

Grantee's address: c/o Charles I. Hodgens, Rt. 5, Box 346, Travelers Rest, SC 29690
HORTON, DRAWDY, HAGINS, WARD & BLAKELY, P.A. 307 PETTIGRUE GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JAN 8 4 33 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 108 PAGE 971

KNOW ALL MEN BY THESE PRESENTS, that LEWIS P. STRATTON and GILBERT W. FAIRBANKS-----

in consideration of Thirty-Nine Thousand Nine Hundred Eighty-Five and 50/100 (\$39,985.50)----- 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 PHILLIP HODGENS and MICHAEL HODGENS, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land with all improvements thereon located in Highland Township, Greenville County, State of South Carolina, containing 69.54 acres, more or less, and being known as Tract No. 7 on a plat of the property of W.P.Z.F. Neves Estate made by H. S. Brockman, Surveyor, on July 30, 1936, and having, according to a more recent survey labeled property of Lewis P. Stratton and Gilbert W. Fairbanks made by Robert Jordan, R.L.S., on March 3, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Mush Creek Road corner with property now or formerly of W. F. Neves and running thence with Mush Creek Road S. 20-15 E., 308 feet to an iron pin; thence S. 23-15 E., 776.5 feet to an iron pin and stone; thence S. 33-30 E., 198 feet to an iron pin and stone; thence S. 31-30 E., 973.5 feet to an iron pin; thence S. 23-30 E., 290.5 feet to an iron pin and stone corner with property now or formerly of Alice Howard; thence with Howard line S. 48-34 W., 729.4 feet to stone on branch; thence with said branch as the line the following courses and distances: N. 53-39 W., 221.2 feet; N. 62-43 W., 421.4 feet; N. 44-58 W., 330 feet and N. 36-38 W., 105.4 feet to iron pin; thence leaving said branch and with property now or formerly of D. H. Norris S. 63-05 W., 374.9 feet to an iron pin; thence with property now or formerly of Walter H. Suber N. 50-00 W., 795.1 feet; thence N. 44-39 W., 55.6 feet to iron pin in or near a creek; thence along and with said creek and with the line of property now or formerly of W. H. Neves N. 35-30 E., 2,111.5 feet to the point and place of beginning.

-355-502.3-1-7

This is the same property conveyed to the Grantors herein by deed of Jeff R. Richardson, Jr. and Joseph A. McCullough recorded in the Greenville County R.M.C. Office in Deed Book 864 at Page 145 on the 17th day of March, 1969.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 6th day of January 1979.

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Jan H. Hagins

Lewis P. Stratton (SEAL)
Gilbert W. Fairbanks (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)' 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 6th day of January 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11-1-81

Jan H. Hagins

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)' heirs or 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 6th day of January 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11-1-81

Lewis P. Stratton

RECORDED this _____
502...
STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX 80.00
GREENVILLE COUNTY DOCUMENTARY
44.00

RECORDED JAN 8 1979 at 4:33 PM.

4328 RV-2

0971