

DO NOT PUBLISH

LAW OFFICES OF KRISSEY LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS

GREENVILLE } TITLE 88 REAL ESTATE

GRANTEE'S MAILING ADDRESS:

P. O. Box 8039
Greenville, S. C. 29604

FRANK & REBA HAWKINS

BOOK 1134 PAGE 680

in consideration of Twenty Thousand and No/100-----(\$20,000.00)-----Dollars,

AND SUBJECT TO MORTGAGE INDEBTEDNESSES SET OUT BELOW:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

FRED THOMPSON, his heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 23 acres according to a survey of the property of Wallace Hawkins and Reba Hawkins made by Jones Engineering Service, July 28, 1972 and said plat being recorded in the RMC Office for Greenville County in Plat Book 4-U at Page 52 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of U. S. Highway No. 25 and 276 and running thence S. 83-57 E. 1030 feet to a point in the Old Buncombe Road; running thence along approximately the center of said Old Buncombe Road, the following courses and distances: N. 7-12 E. 100 feet; N. 6-00 E. 100 feet; N. 1-03 E. 100 feet; N. 2-47 W. 100 feet; N. 7-55 W. 100 feet; N. 12-45 W. 100 feet; N. 17-50 W. 100 feet; N. 22-45 W. 104.3 feet to an iron pin; running thence N. 67-46 W. 1155.3 feet to an iron pin on Old Highway No. 25; now known as U. S. Highway 25 and 276; running thence along said right of way of said highway, the following courses and distances: S. 11-06 W. 308.1 feet; S. 8-14 W. 202.1 feet; S. 6-11 W. 203.1 feet; S. 4-17 W. 201.6 feet; S. 2-23 W. 208 feet to an iron pin, the beginning corner.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property and to any judgments and other liens recorded against the same, including all mortgages recorded of record or suits filed now on record.

This being the same property acquired by the Grantor herein by deed of United Machine Works, Inc. recorded in the RMC Office for Greenville County in Deed Book 1123 at Page 606 on April 7, 1980.

(13) 312-470-1-2.1

This conveyance is subject to that certain mortgage given by United Machine Works, Inc. to Frank and Ruth Hawkins in the principal amount of \$78,000.00 recorded August 17, 1972 in Mortgage Book 1245 at Page 329.

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 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 29 day of September, 19 80

SIGNED sealed and delivered in the presence of:

Reba Hawkins
Frank Hawkins

Reba Hawkins (SEAL)
Reba Hawkins (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

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 29 day of September 19 80

James W. Ferguson (SEAL)
Notary Public for South Carolina.

My commission expires 1-17-90

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
NOT NECESSARY - WOMAN GRANTOR

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 claim of dower of in and to all the premises within mentioned and released.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 1-30 1980
\$ 40.00

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT 1-30 1980
\$ 22.00

RECORDED OCT 1 1980 at 9:53 A.M.

10203

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