

ASHMORE & HUNTER, ATTORNEYS, P.O. Box 10292, Greenville, South Carolina 29603 • 1142 • 789

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
FEB 17 3 40 AM '81

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH A. HICKS

in consideration of TEN AND 00/100 (\$10.00) Dollars
LOVE AND AFFECTION,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JAMES SCOTT HICKS, his heirs and assigns, forever:

An undivided one-half (1/2) interest in and to:

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five and one-half (5 1/2) miles south of the City of Greenville, south of Augusta Road, and west of Fork Shoals Road, and near the intersection thereof, being shown and designated as Tract No. four (4) on a plat of the property of the J. M. Hicks Estate made by W.J. Riddle, Surveyor, on April 26, 1944, and recorded in Plat Book HHH Page 129 in the R.M.C. Office for Greenville County, South Carolina, and according to said plat, having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin in the line of the R. D. Hicks Estate, at the southern corner of Tract No. three (3) of the said J. M. Hicks Estate, which said Tract No. three (3) is now, or was formerly owned by Nellie H. Hendrix, and running thence N. 35-30 W. 424.5 feet along the southwestern line of said Tract No. three (3) to an iron pin in the line of Tract No. one (1) of said J. M. Hicks Estate; thence S. 67-50 W. 192 feet, more or less, along the southern line of said Tract No. one (1) to an iron pin, joint corner with said Tract No. one (1); thence S. 9-15 W. 1,359 feet to a stone, joint corner with Tract No. five (5) of said J. M. Hicks Estate; thence N. 74-45 E. 387 feet along the line of the said Tract No. five (5) to an iron pin in the line of property of the R. D. Hicks Estate; thence N. 6-45 W. 400 feet, more or less, along the line of said R. D. Hicks Estate to an iron pin, joint corner with the said R. D. Hicks Estate; thence N. 48-30 E. 343 feet along the line of the said R. D. Hicks Estate, to the point of beginning; and containing seven and 05/100 (7.05) acres, more or less.

15(155)394-26

This conveyance is made subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, appearing of record on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property conveyed to the Grantor herein by deed of James W. Hicks, Sr. (over)

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 assigns against the grantor(s) and the grantor(s)'s heirs or successors and against every person who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantee(s)'s hand(s) and seal(s) this 7th day of February 1981

SIGNED, sealed and delivered in the presence of

Joseph A. Hicks (SEAL)
Joseph A. Hicks

Margaret H. Ashmore
Nellie H. Hendrix

(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 7th day of February 1981

AR Hicks (SEAL)
Notary Public for South Carolina
My commission expires:

Margaret H. Ashmore
Nellie H. Hendrix

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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 whatsoever, 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th day of February 1981

AR Hicks (SEAL)
Notary Public for South Carolina
My commission expires:

Carolyn Scott Hicks
Carolyn Scott Hicks

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

0789

4328 RV.2