

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } Grantee(s) Address: 514 Hillpine Drive
Simpsonville, S. C. 29681
FEB 17 12 34 PM '81

KNOW ALL MEN BY THESE PRESENTS, that H. E. FREEMAN CONSTRUCTION COMPANY, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Twenty-Six Thousand Nine Hundred Seventy and 09/100 (\$26,970.09) -----Dollars, plus assumption of the below mentioned mortgage the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN O. HAWKINS and SANDRA J. HAWKINS, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the western side of Hillpine Drive in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 345 on plat of Poinsettia, Section 5, Sheet 2, prepared by Piedmont Engineers and Architects, dated July 19, 1974, recorded in Plat Book 5P at Page 34 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the western side of Hillpine Drive at the joint front corner of Lots 345 and 346 and running thence along the common line of said lots, N. 61-49 E., 167.48 feet to an iron pin at the joint corner of Lots 345, 347 and 349; thence along the common line of Lots 345 and 349, N. 25-00 E., 175 feet to an iron pin at the joint rear corner of Lots 344 and 345; thence along the common line of said lots, S. 42-16 E., 179.59 feet to an iron pin at the joint front corner of said lots on the western side of Hillpine Drive; thence along the western side of said drive, S. 24-48 W., 86.88 feet to an iron pin; thence continuing along said drive, S. 22-12 W., 28.16 feet to an iron pin at the joint front corner of Lots 345 and 346, the point of beginning.

18(899) 318.2-1-121

DERIVATION: Deed of Poinsett Realty Company recorded September 8, 1980 in Deed Book 1132 at Page 771.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

As a part of the above stated consideration the grantee, by the acceptance of the delivery of this deed, does hereby expressly agree to assume and be responsible for the payment of the balance due on that certain mortgage executed by H. E. Freeman Construction Company, Inc. to Palmetto Savings and Loan Association on September 8, 1980 in the original sum of \$60,000.00 recorded September 8, 1980 in Mortgage Book 1514 at Page 977 and having a present assumption balance of \$59,929.91.

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 16th day of February, 1981.

SIGNED, sealed and delivered in the presence of:

Sandra J. Hawkins
John O. Hawkins

H. E. FREEMAN CONSTRUCTION COMPANY (SEAL)
INC. Corporation
By H. E. Freeman
President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 16th day of February, 1981.

S. Tracy Adair (SEAL)
Notary Public for South Carolina.

My commission expires: 6/15/82

RECORDED FEB 17 1981
at 12:34 P.M.

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