

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 30 9 24 AM '73

VOL 971 PAGE 485

DONNIE S. TANKERSLEY  
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph H. McCombs,

In consideration of One Dollar and partition of property 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 Joe E. Hawkins, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, South Carolina, being the major portion of that property fronting on both sides of Berea Forest Circle and designated "Reserved by Owner" on plat entitled "Section II, Berea Forest" recorded in Plat Book 4N, at Pages 76 and 77, and having, according to said plat, the following courses and distances, to-wit: TRACT NO. ONE: BEGINNING at an iron pin on the northeastern side of Berea Forest Circle at the northern corner of a sewer right-of-way and running thence in a northeasterly direction to the center line of Reedy River; thence with Reedy River the following courses and distances: N. 47-26 W. 171.6 feet, more or less to an iron pin; thence, N. 36-55 W. 57.4 feet to an iron pin; thence, N. 37-55 W. 97.4 feet to an iron pin; thence, N. 24-36 W. 158.6 feet to an iron pin; thence, N. 0-05 W. 67.8 feet to an iron pin; thence leaving Reedy River, S. 89-23 E. 331.85 feet to an iron pin on the eastern side of Melody Lane; thence with the eastern side of Melody Lane, S. 0-47 W. 105 feet to an iron pin at the intersection of Melody Lane and Berea Forest Circle; thence with said intersection, S. 39-09 E. 38.35 feet to an iron pin on the northeastern side of Berea Forest Circle; thence with the northeastern side of Berea Forest Circle, S. 79-06 E. 35.8 feet to a point; thence, S. 57-01 E. 53.1 feet; thence, S. 33-42 E. 80.8 feet; thence, S. 25-28 E. 146.2 feet; thence, S. 40-44 E. 38.15 feet; thence, S. 46-45 E. 58.4 feet; thence, S. 52-14 E. 214.2 feet; thence, S. 46-29 E. 75 feet, more or less, to the beginning corner at edge of right-of-way. ALSO, TRACT NO. TWO: BEGINNING at an iron pin on the southwestern side of Berea Forest Circle at the joint front corner of Lot No. 100 and running thence with the line of Lot No. 100, S. 20-47 E. 24.9 feet; thence continuing with line of Lot No. 100, S. 5-35 E. 191.6 feet; thence, S. 89-17 E. 25 feet, more or less, to an iron pin; thence, S. 32-50 E. 170 feet; thence, S. 44-11 E. 65 feet; thence, S. 50-06 E. 134.9 feet; thence, S. 55-14 E. 165 feet to an iron pin at rear corner of Lot No. 54; thence with line of Lot No. 54, N. 34-46 E. 124.1 feet to an iron pin on the southwestern side of Berea Forest Circle; thence with Berea Forest Circle the following courses and distances: N. 47-34 W. 75.8 feet to a point; thence, N. 52-11 W. 215.4; N. 47-51 W. 67.2 feet; N. 40-10 W. 50.2 feet; N. 25-28 W. 151.8 feet; N. 33-57 W. 65.35 feet; thence, N. 57-51 W. 32.6 feet and N. 82-41 W. 62.05 feet to the beginning corner. ~~BS. 3-1-3.2~~ ~~BS. 3-1-3.3~~ ~~BS. 3-1-3.1~~

Subject to easements and rights-of-way of record affecting the within described property. 12.2

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 hand(s) and seal(s) this 27th day of March 19 73

SIGNED, sealed and delivered in the presence of:

Joseph H. McCombs (SEAL)  
Deborah H. Garrison (SEAL)  
Nancy Joyce Davis (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of March 19 73

Nancy Joyce Davis (SEAL) Deborah H. Garrison  
Notary Public for South Carolina

My Commission Expires 12/16/80

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 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 27th day of March 19 73  
Nancy Joyce Davis (SEAL)  
Notary Public for South Carolina

My commission expires: 12/16/80 RECORDED this 30th day of March 19 73 at 9:24 A. M., No. #27473