

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Joseph Harold McCombs,

in consideration of Ninety Thousand and No/100 (\$90,000.00)-----Dollar.  
and assumption of that certain mortgage hereinafter described,  
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 my right, title and interest in and to ALL that piece, parcel or lot of land situate, lying and  
being in the County of Greenville, State of South Carolina, being shown as 24.9 acres on plat  
entitled "Property of Ruby R. Graham, et al" as recorded in the RMC Office for Greenville County,  
South Carolina, in Plat Book 4S, at Page 8, and having, according to said plat, the following  
courses and distances, to-wit: BEGINNING at an iron pin in or near the center line of Reedy  
River at its intersection with the northern side of Sulphur Springs Road and running thence with  
the northern side of Sulphur Springs Road, S. 89-08 W. 760.4 feet; S. 88-30 W. 100 feet;  
S. 86-39 W. 100 feet; S. 84-29 W. 100 feet; and S. 83-00 W. 78.6 feet to a nail in or near the  
center line of Watkins Road; thence with the center line of Watkins Road, N. 31-49 W. 766.5 feet  
to an iron pin in line of property now or formerly belonging to JHJ Corporation; thence with the line  
of JHJ Corporation property, N. 74-38 E. 1347.2 feet to a point in or near the center line of Reedy  
River; thence with center line of Reedy River, S. 20-20 E. 210 feet; S. 12-20 E. 300 feet;  
S. 25-40 E. 260 feet and S. 1-22 W. 246.2 feet to the beginning corner.

- 308 - B.B.3-1-4

This conveyance is subject to all easements and rights-of-way of record affecting the within  
described property, including but not limited to rights-of-way to Duke Power Company as shown  
on the above-referred-to plat.

As part of the consideration herefor the Grantee herein assumes and agrees to pay that certain  
real estate mortgage given by Joe E. Hawkins and Joseph Harold McCombs to First Federal Savings  
and Loan Association in the original amount of \$1,164,000.00 as recorded in the RMC Office for  
Greenville County, S.C., in REM Book 1241, at Page 422. As additional consideration, the Grantee  
assumes and agrees to pay all outstanding bills for labor and material incurred in connection with  
construction improvements, on the within 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(s') heirs, successors  
and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-  
tors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns  
against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 3rd day of August 1973

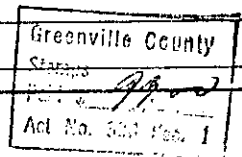
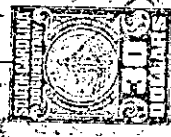
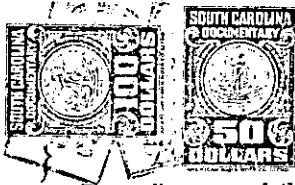
SIGNED, sealed and delivered in the presence of:

Nelora H. Garrison (SEAL)

Joseph Harold McCombs (SEAL)

Nancy Joyce Davis (SEAL)

\_\_\_\_\_ (SEAL)



STATE OF SOUTH CAROLINA  
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 deed and that (s)he, with other witness subscribed above  
witnessed the execution thereof.

SWORN to before me this 3rd day of August 1973

Nancy Joyce Davis (SEAL)  
Notary Public for South Carolina  
My commission expires: 12/16/80

Nelora H. Garrison

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 whom-  
soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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  
3rd day of August 19 73

Nancy Joyce Davis (SEAL)  
Notary Public for South Carolina  
My commission expires: 12/16/80

Joseph Harold McCombs

RECORDED this 6th day of August 19 73, at 3:45 P. M., No. 3824