

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 14 11 47 AM '69
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Maude F. Hawkins, of the County and State aforesaid,

In consideration of One (\$1.00) Dollar, love and affection for my sister, the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Nellie F. Grant, her heirs and assigns forever, all my undivided interest in and to the following described property:

Five acres of tract of land situate in the State and County aforesaid on the Buckhorn road East of Paris Mountain, being five acres of a ten acre tract, road frontage to be equally divided and the dividing line to be set up in the center of tract to run in an Eastern direction, said Five acres to be the North end and bound on the North by the Mr. Barnett, on the West by the Buckhorn road, the lines and courses to be put on this paper when the dividing line is run.

BEGINNING at an iron pin on the Buckhorn road and running N. 19 W. 2.80 to an iron pin; thence N. 7 1/2 W. 2.50 to an iron pin; thence along private road N. 77 1/2 E. 8.40 to an iron pin; thence S. 39 1/2 E. 6.00 to an iron pin; thence S. 77 1/2 W. 11.06 to the beginning corner, containing 5.20 acres.

This conveyance is made subject to transmission line right-of-way in favor of Duke Power Company, granted June 4th, 1963, as will more fully appear by a plat thereof which is duly recorded in the R.M.C. Office for Greenville County, South Carolina. The deed conveying this right of way was signed by Mamie B. Fleming, the life tenant and the two remaindermen, Nellie F. Grant and Maude F. Hawkins.

This is the same property owned by William G. Fleming, who died testate March 21, 1962, leaving in full force and effect his Last Will and Testament, dated January 10th, 1961, by the terms of which his widow, Mamie B. Fleming was devised a life estate in the property above described, and at her death to their two children as remaindermen, to-wit: Nellie F. Grant and Maude F. Hawkins. The life tenant, Mamie B. Fleming departed this life in February, 1966.

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 14th day of March, 1969.

SIGNED, sealed and delivered in the presence of:

Maude F. Hawkins (SEAL)

Julius B. Aiken (SEAL)
Oliver Lamm (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of March, 1969.

Julius B. Aiken (SEAL)
Oliver Lamm
Notary Public for South Carolina.
My commission expires: 1-1-70.

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

Unnecessary - grantor a woman.

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 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.

RECORDED this 14 day of March 19 69 at 11:47 A.M. No 21710

-277- P 25-1-13 A. O. K.

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