

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Julian Pelham Hopkins hereafter referred to as Grantor, in consideration of the sum of Seven Thousand, Six Hundred Eighty and no/100 -- (\$7,680.00) -- DOLLARS, paid to Grantor by George I. Wike, Jr. and Paul E. Proffitt hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, containing 6.54 acres, more or less, and being known and designated as Tract No. 1 of property of Julian Hopkins by Bakum-DeLoach & Associates dated August 5, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6C at Page 83, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Fork Shoals Road, joint front corner of Tract 1 of the property of Julian Hopkins and Kellett, and running thence along the east side of Fork Shoals Road S.01-47 W. 300 feet to an iron pin on the east side of Fork Shoals Road, joint front corner of Tracts 1 and 2 of said property; thence turning and running along the line of Tract 2 N. 88-07 E., 953.30 feet to an iron pin in the line of Tract 3, joint rear corner of Tracts 1 and 2; thence turning and running along Tract 3, N. 2-43 E. 298 feet, more or less, to a point in the line of property of Kellett; thence turning and running along the line of property of Kellett, S. 88-15 W. 958.0 feet to an iron pin on the east side of Fork Shoals Road, the beginning corner.

Being a portion of the property owned by Nellie K. Hopkins, deceased, at the time of her death. The said Nellie K. Hopkins died testate leaving of force her Last Will and Testament dated July 16, 1965, and First Codicil thereto dated October 11, 1971, both of which are on file in the Office of the Probate Court for Greenville County in Apartment 1249, File 7.

By the terms of Item VII (B) of her Will, the said Nellie K. Hopkins devised and bequeathed unto the grantor herein a portion of her real property of which the above described tract is a part, to be his absolutely and in fee simple.

As a part of the consideration for this deed, the grantees, their heirs, administrators, executors, successors and assigns, agree that the above described property shall not be used for the sale of used cars or used car parts nor shall the same be used for a junk yard.

-50- 576.1-1-7.5 + 3.27 Ac.
OUT OF 576.1-1-7

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 4th day of November, 19 77.

Signed, Sealed and Delivered in the Presence of

George I. Wike, Jr.
Paul E. Proffitt

Julian Pelham Hopkins (Seal)
Julian Pelham Hopkins (Seal)

Grantor (Seal)

GREENVILLE COUNTY DOCUMENTARY TAX
08.80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

4th day of November, 1977

James K. [Signature] (Seal)
Notary Public for South Carolina

George I. Wike, Jr.
576.1-1-7.6 + 3.27 Ac.
-30-
OUT OF 576.1-1-7.2

My Commission expires 10/19/80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Julia R. Hopkins, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

4th day of November, 19 77

James K. [Signature] (Seal)
Notary Public for South Carolina

Julia R. Hopkins
Julia R. Hopkins

My Commission expires 10/19/80

Recorded this _____ day of NOV 7 1977 at 11:25 A. M., No. 14206

4328 RV-2