

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, 410 E. Washington St., Greenville, S.C. 1125-751

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
grantee(s) Mailing Address: 1403 Yellowood Dr.
Simpsonville, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that JAMES H. GENT and HELEN D. GENT

in consideration of FORTY-ONE THOUSAND AND NO/100 (\$41,000.00)----- 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 BRIAN L. HOPKINS

ALL that lot of land situate on the northerly side of Yellow Wood Drive in the County of Greenville, State of South Carolina being shown as Lot No. 772 on a plat of Westwood Subdivision, Sect. VI dated May 3, 1976, prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 5-P at page 35 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Yellow Wood Drive at the joint front corner of Lot 772 and Lot 773 and running thence with Lot 773 N 9-02 W 131.86 feet to an iron pin at the joint rear corner of Lot 772 and Lot 773; thence N 47-44 E 61.2 feet to an iron pin at the joint rear corner of Lot 771 and Lot 772; thence with Lot 771 S 31-22 E 141.35 feet to an iron pin on Yellow Wood Drive; thence with said drive the following courses and distances: S 58-00 W 45.75 feet, S 62-45 W 41.15 feet, and S 71-33 W 24 ft. to the point of beginning. (18) 899-574.14-1-121

This is the same property conveyed to the grantors by deed of Artistic Builders, Inc. recorded on July 5, 1978 in Deed Book 1082 at page 551 in the RMC Office for Greenville County.

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.

Grantee is to pay 1980 city and county property taxes. 82.00

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 administrators 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 2nd day of July 19 80

SIGNED, sealed and delivered in the presence of:
Mary M. Cannon
Donald R. McAlister
James H. Gent (SEAL)
Helen D. Gent (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of July 19 80.
Donald R. McAlister (SEAL)
Mary M. Cannon
Notary Public for South Carolina
My commission expires: 6-15-89

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, 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 2nd day of July 1980.
Donald R. McAlister (SEAL)
Helen D. Gent
Notary Public for South Carolina.
My commission expires: 6-15-89

(CONTINUED ON NEXT PAGE)

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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