

1207-221

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA Address: Route 6, Box 140
COUNTY OF GREENVILLE GREENVILLE CO. S.C. Simpsonville, S. C. 29681

FILED
MAR 1 10 28 AM '84
DOROTHY K. HAMMOND
ONNIE S. TANKERSLEY
B.M.C.

KNOW ALL MEN BY THESE PRESENTS that DOROTHY K. HAMMOND (formerly Dorothy K. Thompkins) in consideration of One (\$1.00) Dollar, love and affection ----- 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 H. N. HAMMOND, JR., only for and during the term of his lifetime,

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the east side of the Pelham Road, State Highway #14, in the County of Greenville, State of South Carolina, about one mile north of the Town of Simpsonville and containing 1.29 acres according to a plat thereof prepared by J. Mac Richardson, June 23, 1954, and being more particularly described according to said plat as follows, to-wit:

BEGINNING at a nail in the center of the Pelham Road, State Highway No. 14, at corner of property of Roy R. Cooper, and running thence with his line, N. 81-30 E., 175 feet to a nail corner; thence S. 36-33 W., 428.8 feet to a nail corner; thence N. 31-55 W., 175 feet to a nail corner in the center of said Pelham Road, which point is one-half mile, more or less, in a northeasterly direction from the Laurens Road; thence with the center of said Pelham Road, N. 33-45 E., 282 feet to the beginning corner.

The above property is the same conveyed to Dorothy K. Thompkins, now Dorothy K. Hammond, by deed of Joseph L. Thompkins recorded on June 28, 1971 in Deed Book 919, page 86, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

It is the intention of this deed to create a life estate only in the name of H. N. Hammond, Jr., the grantee.

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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 assigns against the grantor(s) and the grantor'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 25th day of February 19 84 Signed, sealed and delivered in the presence of:
Danna J. Duncan (SEAL)
Janet L. Ordie (SEAL)
Dorothy K. Hammond formerly (SEAL)
Dorothy K. Thompkins (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 25 day of Feb. 19 84
Danna J. Duncan (SEAL)
Notary Public for South Carolina COMMISSION EXPIRES
My commission expires: 11/1/84

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER UNNECESSARY - GRANTOR A WOMAN
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 day of 19 (SEAL)
Notary Public for South Carolina My commission expires: MAR 1 1984 10:28 A/M 26688
RECORDED this day of MAR 1 1984 10:28 A/M 26688 4.0000

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