

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, J. P. Hipps, late of the County and State aforesaid, departed this life during the month of March, 1938, leaving of full force and effect a will (filed in the office of the Probate Court of Greenville County in Apt. 387, file 1) by the terms of which the property hereinafter described was to go to the grantee hereof subject to the terms, conditions and limitations named in the will, one of which was a life estate in the widow of the said J. P. Hipps. Prior to the death of the said J. P. Hipps, however, his wife died and he left no widow.

NOW, in order to carry out the terms and conditions of the will and to give the grantee hereof a more definite and specific description of the lands which pass to said grantee under that will, this conveyance is made

KNOW ALL MEN BY THESE PRESENTS, That We, John T. Hipps and B. P. Hipps, Executors of the Estate of J. P. Hipps, deceased

in the State aforesaid

in consideration of the sum of Ten (\$10.00) Dollars and the premises

DOLLARS

to us in hand paid, at and before the sealing of these presents by Mrs. Mabel Hipps Lawson

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain sell and release, unto the said Mrs. Mabel Hipps Lawson:

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, bounded by lands of J. H. Lyons, M. P. Brown, Mrs. Ethel Hunter Owings and others, with metes and bounds, according to plat of survey made in July 1925 by W. J. Riddle surveyor, as follows: BEGINNING at an iron pin on Owings line, corner Dawson's tract and running thence S. 57-15 E. 13.75 to iron pin; thence S. 33-42 W. 10.50 to stone; thence S. 0.48 W. 11.42 to stone; thence S. 74-36 E. 8.37 to stone; thence N. 1.15 W. 8.66 to stone; thence N. 15-45 E. 27.13 to stone; thence N. 73.7 W. 6.78 to stone, Georgia Road; thence N. 51-15 E. 10.30 to stone; thence N. 59-15 W. 11.40 to stone; thence S. 33-42 W. 23.00 to the beginning corner, containing fifty acres, more or less, as per plat above mentioned and marked lot No. 10 on same. This is a part of the same land conveyed to P. F. Templeton by Mrs. M. J. Templeton on Jan. 21, 1921 by a deed recorded in the RMC Office for Greenville County, S. C. in Book 70, page 361. This being the same tract of land conveyed to J. P. Hipps by P. F. Templeton by his deed dated Feb. 23, 1936 and recorded in the office of the RMC for Greenville County, S. C. in Book 83, page 572 and known and designated as tract No. 10 of the J. P. Hipps lands as shown on a plat of W. J. Riddle, dated July, 1925 and is the identical land referred to in Item X of the J. P. Hipps will.