

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON, BLYTHE & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAY 16 1 19 56

Know All Men by these Presents:

That We, Frank T. Hipps and William G. Hipps in consideration of the sum of One and No/100 - - - (\$1.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Charles Van Leeuwen, his Heirs and Assigns, forever:

ALL OUR RIGHT, TITLE AND INTEREST IN AND TO:

All that piece, parcel or strip of land in Austin Township, Greenville County, State of South Carolina, lying West of the center of County Road, said County Road being known as State Highway #160 which runs from S.C. Highway #117 to U. S. Highway #276, as shown on Plat of property of H. V. Balcombe recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 93, with the exception of that small portion of land containing .69 acres, which is shown as Hipps property on the above mentioned Plat, and was conveyed to the Grantors by H. V. Balcombe by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 370, at page 391; and also with the exception of any portion of the County Road which lies North of the extension of the course S. 47-20 E. which adjoins property of Charles Van Leeuwen and Claude Brown and is shown on the above mentioned Plat.

This Deed is necessary, as the road bed of said County Road hereinabove mentioned as State Highway #160 has been changed and it is the desire and intention of the Grantors to convey to the Grantee any interest they may have in property West of the center of said Road.

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(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 5th day of May in the year of our Lord One Thousand Nine Hundred and fifty-six.

Signed, Sealed and Delivered in the Presence of

Opal E. Morehead (Signature)

Frank T. Hipps (Signature)
William G. Hipps (Signature)

(Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Opal E. Morehead

and made oath that She saw the within named grantor(s) Frank T. Hipps and William G. Hipps sign, seal and as their act and deed deliver the within written deed, and that he, with Jeff R. Richardson, Jr. witnessed the execution thereof.

Sworn to before me this 5th day of May, A. D. 19 56.

(Signature) Notary Public for South Carolina

Opal E. Morehead (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. F. R. Richardson, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Louise Hipps wife of the within named William G. Hipps 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 Charles Van Leeuwen, his Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of May, A. D. 1956.

(Signature) Notary Public for South Carolina

Louise Hipps (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 16th day of May 19 56, at 1:19 P. M., No. 12591