

STATE OF SOUTH CAROLINA, OLLIE FARNS WORTH R.M.C.  
GREENVILLE COUNTY.

Know All Men by These Presents:



That B. Calhoun Hipp and Jean Jones Hipp in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations 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 Mellicent M. Todd, her heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, known and designated as the greater portion of Lot No. 4 on a plat of Marshall Forest Subdivision, made by Dalton & Neves, Engineers, dated October, 1928, and recorded in the R.M.C. Office for Greenville County in Plat Book "H", at pages 133 and 134, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Sylvan Way and Riverside Drive, and running thence along the South side of Riverside Drive N 85-20 E 134.2 feet, more or less, to an iron pin in the Northern line of Lot No. 4; thence a new line through Lot No. 4 S 5-26 E 270 feet, more or less, to an iron pin in the rear line of Lot No. 4 and on the North side of a service drive; thence with the North side of said service drive S 85-20 W 43.6 feet, more or less, to an iron pin at the Northeast corner of intersection of Sylvan Way and said service drive; thence along the East side of Sylvan Way N 23-48 W 286.9 feet, more or less, to the beginning corner.

The above described property is conveyed subject to restrictive covenants applicable to Marshall Forest Subdivision recorded in the R.M.C. Office for Greenville County, S. C., in Deed Volume 238, at page 289 and subject to the additional covenant that no dwelling costing less than Ten Thousand (\$10,000.00) Dollars shall be erected on said premises or any portion thereof.

It is understood and agreed that a strip twenty (20) feet in width constituting the rear or south end of Lot No. 4 does not pass under this deed, it having been dedicated as a street, as stated in deed of Southern Guaranty and Trust Company to Gerda L. Prevost, dated November 8, 1930 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 203, at page 159. That portion of Lot No. 4 which does pass under this deed is described by metes and bounds above.

Grantee assumes and agrees to pay 1958 real estate taxes.

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 her 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 seals this 6th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Eight.

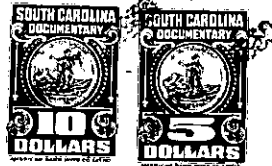
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Signed, Sealed and Delivered in the Presence of

*Willie H. Ramsey*  
Green Harp Cleveland



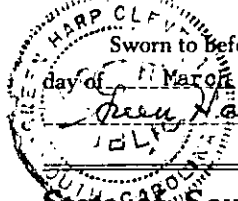
*B. Calhoun Hipp* (Seal)  
*Jean Jones Hipp* (Seal)  
*Mellicent M. Todd* (Seal)



State of South Carolina, Greenville County

Personally appeared before me Willie H. Ramsey

and made oath that she saw the within named grantor(s) B. Calhoun Hipp and Jean Jones Hipp sign, seal and as their act and deed deliver the within written deed, and that she, with Green Harp Cleveland witnessed the execution thereof.



Sworn to before me this 6th day of March, A. D. 19 58

*Green Harp Cleveland* (Seal)  
Notary Public for South Carolina

*Willie H. Ramsey*

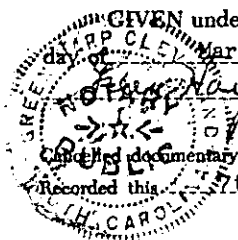


State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Green Harp Cleveland Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jean Jones Hipp wife of the within named B. Calhoun Hipp 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 Mellicent M. Todd, her Heirs 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 within mentioned and released.



GIVEN under my hand and seal this 6th day of March, A. D. 19 58

*Green Harp Cleveland* (Seal)  
Notary Public for South Carolina

*Jean Jones Hipp*

Recorded this 7th day of March 19 58, at 3:16 P. M., No. 5447

210-2-1

210-2

