

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

GREENVILLE

JUN 16 12 25 PM 1958

OFFICE OF THE CLERK OF THE COURT
 R.M.C.

OFFICE OF THE CLERK OF THE COURT
 R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That I, Jean Jones Hipp, in the State aforesaid, in consideration of the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, to the grantor in hand paid at and before the sealing of these presents by the grantee (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 Rosa Fair Douglas, her heirs and assigns:

All those pieces, parcels or lots of land situate, lying and being in Butler Township, County of Greenville, State of South Carolina, near the City of Greenville, known and designated as Tracts Nos. 11 and 12 on the map of Parkins Lake Development, prepared by Dalton & Neves, Civil Engineers, January 1954, which map is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at page 39, said tracts together being more particularly described by reference to said plat as follows: BEGINNING at an iron pin in the northwestern edge of Parkins Lake Road, joint corner of Tracts Nos. 10 and 11, and running thence along the edge of said Parkins Lake Road the following courses and distances: S 70-50 W 200 feet, S 65-01 W 100 feet, S 62-41 W 205.3 feet, S 59-01 W 500 feet to an iron pin in the northwestern edge of said Parkins Lake Road; thence leaving said Parkins Lake Road and running N 31-05 W 1427.7 feet to an iron pin; thence N 80-15 E 838.9 feet to an iron pin; thence S 74-15 E 237 feet to a 2-foot white oak; thence N 78-40 E 63 feet to an iron pin, the joint rear corner of Tracts Nos. 10 and 11; thence with the joint line of said lots S 31-00 E 992.8 feet to the point of beginning. Less, however, the following parts of the above tracts which have been previously conveyed by grantor herein:

1. All of the land included within the lake conveyed to J. M. S., Inc. by deed of Sara V. Collins, Martha B. Miller, Jean Jones Hipp and Sallie B. Huguenin, dated October 26, 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, on October 27, 1954, in Deed Book 511, page 92 (see plat of survey of property of J. M. S., Inc. prepared by Piedmont Engineering Service, Registered Engineers, in September 1954, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EE, at page 2). The area conveyed included the land which is a part of the dam and any constructive walls, rock work, spillways and canals connected with said dam and all land adjacent to the lake and dam, being below a contour five (5) feet above the invert of the spillway located at the northwestern end of the dam which has an assumed elevation of ninety (90) at its highest point.
2. All of the area lying within the right of way conveyed on June 4, 1958, to South Carolina Highway Department by Jean Jones Hipp for Limited Access Highway, containing approximately six (6) acres.

These tracts were conveyed by John T. Douglas and T. Frank Huguenin to Jean Jones Hipp and B. Calhoun Hipp by deed recorded in Book 493, at page 234. B. Calhoun Hipp conveyed an undivided half interest to grantor by deed recorded in Book 499, at page 160.

This conveyance is subject to the restrictive covenants applicable to Parkins Lake Development which are recorded in Deed Book 500, page 451, in the R.M.C. Office for Greenville County, South Carolina.

Grantee assumes and agrees to pay all 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 hereinabove named, and her Heirs and Assigns forever.

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

(Continued on next page)

M14.2-1-22 & 23