

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, That we, Herman N. Hipp and Jane F. 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 grantors 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 Joseph A. Wells, his heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the East side of Parkins Lake Road, the North side of E. Parkins Lake Road and the Northwest side of Interstate Highway No. 85, and being parts of Tracts Nos. 13 and 14 of Parkins Lake Development according to plat prepared by Dalton & Neves, Engineers, January 1954, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG, at page 39, said parcel being more particularly described according to a plat of survey prepared by Dalton & Neves, Engineers, July 1958, entitled Property of Joseph A. Wells, near Greenville, South Carolina, as follows:

BEGINNING at an iron pin on the East side of Parkins Lake Road, joint front corner of Tracts Nos. 8 and 13, and running thence with the joint line of said tracts N 84-29 E 235.5 feet to an iron pin in line of Hines, joint rear corner of Tracts Nos. 8 and 13; thence with the joint line of grantors and Hines the following courses and distances: S 56-10 E 674.6 feet to an iron pin, N 33-05 E 639 feet to an iron pin, S 56-15 E 307.8 feet to an iron pin in the Northwestern line of the right of way of said Interstate Highway No. 85; thence along the Northwestern line of the right of way of said highway the following courses and distances: S 39-20 W 97.4 feet to an iron pin, S 50-40 E 20 feet to an iron pin, S 39-20 W 349.2 feet to an iron pin, S 41-50 W 236.1 feet to an iron pin, N 45-40 W 20 feet to an iron pin, S 46-20 W 182.2 feet to an iron pin, S 41-40 E 20 feet to an iron pin, S 50-20 W 168.3 feet to an iron pin at the Northeastern corner of the intersection of said highway and E. Parkins Lake Road; thence with the Northern line of the right of way of said E. Parkins Lake Road the following courses and distances: N 80-03 W 36 feet to an iron pin, N 83-31 W 377.2 feet to an iron pin, S 81-53 W 154.5 feet to an iron pin at the beginning of the curve at the Northeastern intersection of the rights of way of E. Parkins Lake Road and Parkins Lake Road; thence rounding the curve an arc (the chord of which is N 71-12 W 31.7 feet) to an iron pin in the Northeastern line of the right of way of Parkins Lake Road; thence with the Eastern line of the right of way of Parkins Lake Road the following courses and distances: N 25-49 W 232.8 feet to an iron pin, N 17-29 W 133.7 feet to an iron pin, N 1-29 W 127.6 feet to an iron pin, N 6-41 E 260.1 feet to the point of beginning. Said tract contains 16.06 acres, more or less.

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 his Heirs and Assigns forever.

And the grantors do hereby bind the grantors and the grantors' 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 grantors and the grantors' Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantors' hands and seals this 5<sup>th</sup> day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Eight.

Signed, Sealed and Delivered in the Presence of

Herman N. Hipp

Jane F. Hipp (SEAL)

Green Kay Cleveland

Jane F. Hipp (SEAL)

M14.2-1-24, 24.1 & 25

(Continued on next page)