

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

FILED
OCT 17 1960
Mrs. Ollie Farnsworth
R. M. S.

Broadus C. Hipps and Frank P. Hipps

That We, J. T. Hipps, Wm. G. Hipps, Martha Mae Clark, J. P. Hipps of the State aforesaid, in consideration of the sum of love and affection and division of estate, 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 Frank P. Hipps

All our several rights, titles and interests in and to a tract of land near Simpsonville, County and State aforesaid, containing 10 acres, more or less, according to survey and plat made by J. Mac Richardson, Reg. Land Surveyor, dated February, 1960 and shown on that plat as tract number 7. It is a portion of the lands left to J. T. Hipps by the will of his father, J. P. Hipps for the term of his natural life and at his death to his bodily heirs. The grantors and the grantee herein represent the life tenant and all of his bodily heirs. The said tract of land begins at an iron pin at the extreme northeastern corner of J. T. Hipps' land and runs thence S. 3-30 W. 1265.2 feet to a stone; thence N. 74 W. 594 feet to iron pin; thence N. 41-05 E. 244.7 feet to iron pin; thence N 4 -55 E. 943.8 feet to a stone; thence S. 86-45 E. 410 feet to the beginning corner..

It is understood and agreed that this deed is one of a series in a division of the lands of J. T. Hipps and it is further understood that the said J. T. Hipps is retaining a life estate or a life interest therein.

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. subject to a life estate in J. T. Hipps

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 18th day of March in the year of our Lord One Thousand Nine Hundred and fifty

Signed, Sealed and Delivered in the Presence of

Gladys Huff
Virgil M. Coker

J. T. Hipps (Seal)
Martha Mae Clark (Seal)
William G. Hipps (Seal)
Frank P. Hipps (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Gladys Huff

and made oath that she saw the within named grantor(s)

written deed, and that she, with Virgil M. Coker

sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 18th

day of March, A. D. 19 50

[Signature] (Seal)
Notary Public for South Carolina

Gladys Huff

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER
I, D. L. Bramlett, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Annie Mae Hipps wife of the within named J. P. 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 Frank P. Hipps and his 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 18th

day of March, A. D. 19 50

[Signature] (Seal)
Notary Public for South Carolina

Annie Mae Hipps

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

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Recorded this _____ day of _____ 19____, at _____ M., No. _____

560.3-1-33.6
OUT OF 560.3-1-33