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Greenville, S.C.

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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that I, FRANCIS M. HIPPI, of the City and County of Greenville, State of South Carolina, in consideration of love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John Boyd Hipp, Mary Jane Hipp and W. Hayne Hipp, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, shown on a plat by J. C. Hill as being situated on the southeastern side of Rutherford Road and bounded by property now or formerly of Druid Hills, property now or formerly of Hindman and other property of the grantor.

0942-...-COM

BEGINNING at a line on Rutherford Road, the corner of property herein conveyed and property now or formerly of Greenville County and running thence S. 73-30 E. 247.8 feet to an iron pin; thence with the line of grantor S. 16-20 E. 144.5 feet to an iron pin; thence S. 16-20 E. 289.9 feet to an iron pin; thence S. 24-30 E. 80 feet to an iron pin; thence with the line of grantor, S. 48-07 W. 528 feet to an iron pin at corner of grantor's other property and property of Druid Hills; thence with Druid Hills line, N. 27-48 W. 198.4 feet to an iron pin; thence continuing with said line N. 43-11 W. 296.9 feet to a point on the southeastern side of Rutherford Road; thence with said Rutherford Road N. 43-40 E. 103.7 feet; thence N. 36-56 E. 100 feet to an iron pin; thence N. 27-40 E. 100 feet; thence N. 23-05 E. 100 feet to an iron pin; thence N. 18-45 E. 201.0 feet to the beginning corner and containing 7.79 acres, more or less. This conveyance is less and excepting any property located within the right-of-way for Rutherford Road. - 519 176-3-8 ALSO P70F 176-3-8

25045

This is the same property conveyed to Francis M. Hipp by deed of Greenville County dated September 10, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 758, at page 96, September 22, 1964. out of 176-3-5

AND, all that lot of land situate on the north side of Hindman Street in the City of Greenville, in Greenville County, South Carolina being shown on plat made for Fidelity Company, Inc. by John A. Simmons, Surveyor, May 11, 1973, recorded in the R.M.C. Office for Greenville, S. C. in Plat Book 4-T, page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hindman Street at the southwest corner of the tract herein described and running thence N. 70-16 W. 188.7 feet to an iron pin; thence N. 46-58 E. 408.8 feet to an iron pin; thence N. 49-45 E. 526.9 feet to an iron pin; thence S. 20-38 E. 242.6 feet to an iron pin; thence S. 7-12 W. 270 feet to an iron pin; thence S. 72-06 E. 269.9 feet to an iron pin; thence S. 21-50 W. 160.3 feet to an iron pin on the north side of Hindman Street; thence along the north side of Hindman Street N. 68-45 W. 300 feet to an iron pin; thence continuing along the north side of Hindman Street following the curve thereof (the chords being N. 71-49 W. 100 feet; N. 81-13 W. 100 feet; S. 81-01 W. 100 feet; S. 71-01 W. 100 feet and S. 58-54 W. 122.5 feet) to the beginning corner and containing, according to said plat, 6.78 acres, more or less.

This property is shown on the City Block Book on Sheet 176, Block 3, Lot 8 and is the same property conveyed to Francis M. Hipp by deed of Fidelity Company, Inc. dated March 25, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1016, at page 34 and is the same property conveyed to Fidelity Company, Inc. by deed of C. C. Hindman, Jr., Hilda H. McCuen, Dorothy H. Davenport and Francis M. Hipp dated 11th May, 1973 and recorded in the R.M.C. Office for Greenville, S. C. in Deed Book 974, page 477.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way affecting the above described property.

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