

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1072-329

KNOW ALL MEN BY THESE PRESENTS, that Realistic Builders, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of -----
Six Thousand Nine Hundred and 01/100----- (\$6,900.01/100)----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto John C. Hipps and Martha J. Hipps, their heirs and assigns, forever;

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina,
County of Greenville, in the Town of Simpsonville, being shown and designated as Lot No. 27
on a plat entitled "The Cedars" (formerly "Castlewood") dated November 21, 1974, and recorded
in Greenville County Plat Book 4-X, at Page 93, and having according to said plat the following
metes and bounds, to-wit:

Beginning at an iron pin on the western side of Tollgate Road at the joint front corner of
Lots Nos. 27 and 28, and running thence along the rear lot lines of Lots Nos. 28 and 29,
S. 70-11 W. 174.6 feet to an iron pin on the eastern side of Lot No. 30; thence continuing
along the eastern side of Lot No. 30 S. 20-29 E. 45.0 feet to an iron pin on the rear of Lot
No. 27; thence continuing along the rear of Lot No. 27, S. 9-57 W. 35.2 feet to an iron pin
on the eastern side of Lot No. 22; thence continuing along the rear of Lot No. 23 and the
northern side of Lot No. 26, N. 74-52 E. 184.8 feet to an iron pin at the joint front corner
of Lots Nos. 26 and 27; thence continuing along Tollgate Road, N. 15-9 E. 91.0 feet to the
beginning corner.

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

This is the same property conveyed to the grantor herein by deed of M. G. Ward recorded in
the RMC Office for Greenville County, South Carolina simultaneously herewith.

As a part of the consideration herein the grantees specifically assume and agree to pay
that certain mortgage in favor of South Carolina National Bank in the principal amount of
\$42,000.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage
Book 1341, at Page 88, and having a present principal balance due thereon of \$41,098.94.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise
incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the
grantee(s)'s heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and
forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every
person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its
duly authorized officers, this 18th day of January 19 78.

SIGNED, sealed and delivered in the presence of:

REALISTIC BUILDERS, INC. (SEAL)

A Corporation

By:

President

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within
named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed
and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of January 19 78.

Notary Public for South Carolina. (SEAL)

My commission expires: 4/7/79

RECORDED this day of JAN 20 1978, at 11:08 P. M., No. 21215.

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