

GREENVILLE CO. S. C.

BOOK 723 PAGE 315

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.



Know All Men by These Presents:

That I, O. C. McClamma in the State aforesaid, in consideration of the sum of Five Hundred (\$500.00) Dollars and the assumption of a mortgage hereinafter referred to. DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Earl L. Hipps and Martha R. Hipps

All that piece, parcel or tract of land lying and being in Oaklawn Township, Greenville County, South Carolina, containing 41 acres, more or less, located about one mile north of Fork Shoals, on the Old Hundred Road, and having according to a survey made by W. J. Riddle, Surveyor, dated May 11, 1944, the following metes and bounds, to-wit:

Beginning at or near the center of a county road adjoining property of Maurice Berry, and running thence S. 57-30 W. 741 feet to a stone; thence S. 12-45 W. 1336 feet to a stone; thence S. 39 W. 614 feet to corner on Little Reedy Fork Creek; thence up said creek as the line between the property being here described as a 17.50 acre parcel shown on the plat, N. 50-3 E. 419 feet to a corner at or near the mouth of a branch in Little Reedy Fork Creek; thence up Reedy Fork Creek due north, 610 feet to a bend therein; thence continuing along said creek N. 13 E. 400 feet to stake on lands of T. E. Coker; thence N. 59-45 E. 254 feet to stake; thence N. 27 E. 254 feet to stake; thence N. 16 E. 237 feet to stake; thence N. 24 E. 704 feet to stake; thence N. 47 E. 447.5 feet to stake on or near the eastern edge of a county road; thence S. 41-45 E. 810 feet along the road to beginning.

This is the same property conveyed to the grantor by deed from Walter J. Richards dated October 5, 1961, recorded in Deed Book 684, Page 35, R. M. C. Office, Greenville County, South Carolina.

The grantees, as a part of the consideration hereof, agree to pay the balance due on a mortgage given by the grantor unto Walter J. Richards recorded in Mortg. Book 871, Page 127, R. M. C. Office, Greenville County, S. C. Grantee to pay 1963 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(s) hereinabove named and their Heirs and Assigns forever. 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 13 day of May in the year of our Lord One Thousand Nine Hundred and Sixty Three

Signed, Sealed and Delivered in the Presence of Virginia Richardson (Seal) Jas. M. Richardson (Seal) O. C. McClamma (Seal)

State of South Carolina Personally appeared before me Virginia Richardson COUNTY OF GREENVILLE and made oath that she saw the within named grantor(s) O. C. McClamma sign, seal and as his act and deed deliver the within written deed, and that she, with Jas. M. Richardson witnessed the execution thereof.

Sworn to before me this 13th day of May, A. D., 1963 Notary Public for South Carolina Virginia Richardson

State of South Carolina RENUNCIATION OF DOWER, COUNTY OF GREENVILLE I, Jas. M. Richardson Notary Public, do hereby certify unto all whom it may concern, that Mrs. O. C. McClamma wife of the within named O. C. McClamma 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 Earl L. Hipps and Martha R. Hipps 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 13th day of May, A. D., 1963 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ A. M. Recorded this 22nd day of May, 1963, at 9:25 A. M., No. 30015

577.4-1-19