5M 9-54 No. 137—TITLE TO REAL ESTATE—W. A. SEYBT & CO., OFFICE SUPPLIES, GREENVILLE, S. C.

FILED
GREENVILLE C. S. C.
AUG 23 4 02 PM '55
ALEX FANNSWORTH
R.M.C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That H. H. Hipps, J. L. Hipps, John D. Hipps, Azilie H. Pennington, Betty H. Turner, J. Wallace Hipps, and Rufus C. Hipps, Jr. and Rufus C. Hipps, Sr.
in the State aforesaid, in consideration of the sum of Ten and no/100 Dollars and love and affection for our brother ~~Dollars~~ to us in hand paid at and before the sealing of these presents by Clearence L. Hipps (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 Clearence L. Hipps his heirs and assigns forever, ~~Hipps, Sr.~~

~~all that piece, parcel or lot of land in Township County, State of South Carolina~~

All of our right title and interests in and to the below described tract of land. This is the same land willed to Rufus C. Hipps according to the will of J. P. Hipps as will appear by reference to Appartment 413, File 1, Judge of Probate for Greenville County wherein said property was willed to Louise Hipps for life and upon her death to Rufus Clarance Hipps, Sr. for the term of his natural life and upon the death of Rufus Clarence Hipps, Sr. to his children surviving him, share and share alike. Louise Hipps has deceased and did predecease the testator, J. P. Hipps. Rufus Clarence Hipps, Sr., the grantor herein, is still living and therefore subject to having more children; however, the grantees herein are children of Rufus C. Hipps, Sr. who inherited said property for the term of his life and in view of the fact that Rufus C. Hipps, Sr. is an aged person, they understand that his possibility of having additional children is exceedingly unlikely.

All that certain piece, parcel or lot of land lying and being situate in Fairview Township, Greenville County, State of South Carolina, containing 50 acres, more or less, bounded by lands now or formerly owned by tract No. 3 of the J. P. Hipps lands on the north, which is set off by the will of the said J. P. Hipps to H. R. Hipps, by E. L. or R. L. Martin on the east, by J. D. Richardson on the south and tract No. 3 as aforesaid and J. D. Richardson on the west. This tract of land is known and designated on a plat made by L. J. Riddle, Surveyor, in July, 1925, as tract No. 4 of the J. P. Hipps lands and is specifically referred to in Item VI of the J. P. Hipps will. By the Riddle plat it is shown by courses and distances as follows, to-wit:

BEGINNING at an iron pin near the old D. P. Cox residence at fork of road leading from Bethlehem Church to Huff's old mill and a road which branches off toward Hopewell Church and running thence N. 12-10 E. 7.65 to a poplar; thence N. 50-15 E. 16.00 to an iron pin; thence S. 12-30 E. 36.90 to an iron pin; thence S. 81-40 E. 13.88 to an iron