TITLE TO REAL ESTATE – Prepared by WILLIAM J. BOUTON, Attorney at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 2 4 42 PM '69
OLLIE FARNSWORTH
R. M. C.

County Stamps Paid 87.15
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that FLORA T. PETERSON AND R. E. SHIPMAN

in consideration of SIX THOUSAND THREE HUNDRED AND NO/100THS ---------- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

FRANCES C. BOUTON, Her Heirs and Assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Saluda Township, Greenville County, State of South Carolina, containing 31.4 acres, more or less, on both sides of the Cross Plains Road near and southeast of the Cross Plains Baptist Church, and having the following courses and distances, to-wit:

BEGINNING at a stone on the northeast side of said road (343.9 feet from the center), and running thence S. 26-00 W. 14.65 chs. 344.9 to a branch; thence down said branch as the line 7.18 chs. 473.88 to a stake in the branch; thence S. 43-00 E. 34 links 29.4 to a stake; thence S. 34-15 E. 2.55 chs. 169.3 to a stake at the mouth of an old ditch; thence S. 3.56 chs. 234.96 to a stone; thence 5.86-30 E. 17.50 chs. 1155 to a stone near the Robert Pittman residence; thence N. 37-30 E. 5.10 chs. 336.6 to a post oak on the south side of an old road; thence N. 22-00 W. 7.00 chs. 462 to a post oak; thence N. 23-15 W. 4.90 chs. 323.4 to a pine knot; thence N. 27-00 W. 4.33 chs. 285.78 to a hickory stump; thence N. 50-00 W. 7.00 chs. 462 to a red oak (gone); thence N. 11-00 W. 3.55 chs. 234.3 to the point of beginning.

This being the same tract of land conveyed to S. M. Shipman by a certain deed from D. W. Pitman dated January 25, 1919, and recorded on August 14, 1919, in the R. M. C. Office for Greenville County in Deed Book 45 at Page 587, and recited the conveyance of 42 acres, more or less. The said S. Mitchell Shipman died testate on September 1, 1957, leaving a life estate in said property to his widow, Dora Shipman, who died as Dora Shipman Gregory on March 21, 1969. No children were ever born of the marriage between S. Mitchell Shipman and Dora Shipman.
The grantors herein are the remaindermen under the Will of S. M. Shipman, as appears in the records of the Probate Court for Greenville County in Apartment 669, File No. 27.

~~No children were ever born of the marriage between S. Mitchell Shipman and Dora Shipman.~~

465-657.2-1-19 (31.4 ACS DEED)

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(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators 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.

WITNESS the grantor's(s') hand(s) and seal(s) this 28th day of August 1969.

SIGNED, sealed and delivered in the presence of:

Annie J. Shipman — Flora T. Peterson (SEAL)
William J. Bouton — R. E. (X) Shipman (SEAL)
John A. Peterson — mark (SEAL)
(SEAL)

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 28th day of August 1969.

William J. Bouton (SEAL)
Notary Public for South Carolina.
My Commission Expires 1/1/1970

Annie J. Shipman
John A. Peterson

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

GRANTOR UNMARRIED

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina

RECORDED this 2 day of September 69 at 4:42 P. M. No. 5369