

JUL 12 2 41 PM 1962

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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Know All Men by These Presents:

That I, Francis M. Hipp, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations, 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 James H. Simkins and Elizabeth N. Simkins, their heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Northgate and being known and designated as Lot No. 5, Block I, of Northgate, and according to a plat of survey thereof recorded in Plat Book G, at pages 135 and 136, in the R.M.C. Office for Greenville County, South Carolina, being more particularly described as follows:

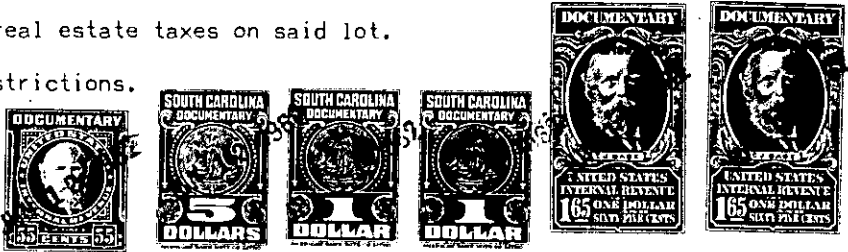
BEGINNING at a point at the southwest edge of Morningdale Drive, joint front corner of Lots Nos. 5 and 6 and running in a southwesterly direction along the joint line of said lots 158.2 feet, more or less, to a point, joint corner of Lots Nos. 5, 6, 2, 3 and 4; thence in a southeasterly direction along the joint line of Lots Nos. 4 and 5 175.5 feet, more or less, to a point at the southwest edge of Morningdale Drive, joint front corner of Lots Nos. 4 and 5; thence in a northwesterly direction with the southwest edge of Morningdale Drive as it curves a total of 178.3 feet to the point of beginning.

Subject to an easement of a 16-foot alley at the extreme rear of the lot.

Grantor does not guarantee the lot dimensions but conveys all of said lot.

Grantees assume and agree to pay 1962 real estate taxes on said lot.

Said lot is subject to all recorded restrictions.



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 29th day of May in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of G. H. Cleveland and Willie H. Ramsey.

Francis M. Hipp (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me G. H. Cleveland

COUNTY OF GREENVILLE

and made oath that he saw the within named grantor(s) Francis M. Hipp sign, seal and as his act and deed deliver the within written deed, and that he, with Willie H. Ramsey witnessed the execution thereof.

Sworn to before me this 29th day of May, A. D., 1962
Willie H. Ramsey (Seal)
Notary Public for South Carolina
My commission expires at the will of the Governor

Handwritten signature of G. H. Cleveland

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, Green Harp Cleveland, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary L. Hipp wife of the within named Francis M. Hipp 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 James H. Simkins and Elizabeth N. Simkins, their 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 29th day of May, A. D., 1962
(Seal)
Notary Public for South Carolina

Handwritten signature of Green Harp Cleveland

Cancelled documentary stamps attached: S. C. \$; U. S. \$ P. #30716
Recorded this 12th day of June 1962 at 2:46 M., No.

Handwritten number 519