

TITLE TO REAL ESTATE-Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that **CLEARENCE L. HIPPS, same as CLEARANCE L. HIPPS**

in consideration of -----ONE THOUSAND ONE HUNDRED AND NO/100 (\$1,100.00)----- 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

JAMES RONALD BOYCE, his heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being located near the Town of Simpsonville, South Carolina, and having according to plat of property of C. L. Hipps, dated November 17, 1975, prepared by C. O. Riddle, the following metes and bounds, to wit:

BEGINNING at an old iron pin at the joint corner of grantor and grantee herein, and running thence S. 83-06 E., 213.35 feet to an iron pin; thence S. 5-26 E., 209 feet to an iron pin; thence along property, now or formerly of Boyce, N. 83-06 W., 213.35 feet to an old iron pin at the joint corner of grantor and grantee herein; thence with the joint line of grantor and grantee herein N. 5-26 W., 209 feet to the beginning corner, containing 1 acre, more or less, and being a portion of the same property conveyed to the grantor herein by deed recorded in Deed Volume 560 at page 137 in the R.M.C. Office for Greenville County.

This conveyance is made subject to any Restrictive Covenants, building set-back lines, rights of way and easements which may affect the above described property.



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 21 day of November, 1975.
SIGNED, sealed and delivered in the presence of:
James L. Hipps (SEAL)
James L. Hipps (SEAL)
Clearance L. Hipps (SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 21 day of November, 1975.
James L. Hipps (SEAL)
Notary Public for South Carolina
My commission expires: 5-12-80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RENUNCIATION OF DOWER
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 21 day of November, 1975.
James L. Hipps (SEAL)
Notary Public for South Carolina.
My commission expires: 5-12-80

RECORDED this 5 day of DEC 1 1975 at 2:20 P. M., No. 14212

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