

TITLE TO REAL ESTATE

The State of South Carolina,  
COUNTY OF GREENVILLE.

WHEREAS J. P. Hipps, late of the County and State aforesaid, departed this life during the month of March, 1938, leaving of full force and effect a will ( filed in the office of the Judge of Probate for Greenville County in Apt. 387, file 1 ) by the terms of which the property hereinafter described was to go to the grantee hereof, subject to the terms, conditions and limitations named in the will, one of which was a life estate in the widow of the said J. P. Hipps. Prior to the death of the said J. P. Hipps, however, his wife died and he left no widow. Now, in order to carry out the terms and conditions of the will and to give the grantee hereof a more definite and specific description of the lands which pass to said grantee under that will, this conveyance is made.

KNOW ALL MEN BY THESE PRESENTS, That We, John T. Hipps and B. P. Hipps, Executors of the will of J. P. Hipps, deceased,

in the State aforesaid  
in consideration of the sum of Ten (\$10.00) Dollars and the premises

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to us in hand paid, at and before the sealing of these presents by Rufus Clarence Hipps

in the State aforesaid, 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 Rufus Clarence Hipps

All that certain piece, parcel or tract 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 # 3 as aforesaid, and J. D. Richardson on the West. This tract of land is known and designated on a plat made by W. 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 pin; thence N. 2 E. 8.98 to an iron pin; thence N. 83 W. 7.76 to an iron pin on the Hopewell Road; thence N. 5-20 W. 10.47 to the iron pin at beginning. This is a portion of the land conveyed to J. P. Hipps by D. P. Cox by his deed dated March 30, 1912 and recorded in the RMC Office for Greenville County, S. C. in Book 19, page 143.