

FILED

OCT 17 1960 A.M.
Office Supplies Greenville, S. C.

TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



Know All Men by These Presents:

Mrs. Ollie Farnsworth

That I, W. C. Cook in the State aforesaid, in consideration of the sum of **Twenty Seven Hundred Twenty and No/100 -- (2,720.00) DOLLARS,**

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 the said

Frank T. Hipps, his heirs or assigns:

All that certain piece, parcel or tract of land, lying and being in Austin Township, Greenville County, State of South Carolina, adjoining lands of J. T. Hipps and other lands of W. C. Cook, Containing 5.44 acres more or less according to a survey and plat made by C. O. Riddle, Surveyor on August 17, 1960; and having according to said plat the following metes and bounds, to-wit:

Beginning at a stone on the J. T. Hipps line and W. C. Cook line and running thence across branch N. 75-52 W. 356.8 feet to an iron pin (another iron pin back on line 48.65 feet); thence S. 11-24 W. 354 feet to an iron pin; thence S. 20-30 E. 507 feet to an iron pin; thence across branch S. 80-41 E. 95.9 feet to an iron pin; thence N. 16-19 E. 413 feet more or less to an iron pin in poplar stump; thence N. 4-19 E. 352 feet to the beginning corner.

The above land is a portion of the same conveyed to grantor by Ida S. Wood et al by deed recorded in Vol. 129 at page 378 in the Greenville County R. M. C. Office.

Any dwelling erected on described property shall contain at least 1200 Sq. feet.



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 his 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 23rd day of August in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Ann W. Hughes
D. L. Bramlett, Jr.

W. C. Cook (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

..... (Seal)

State of South Carolina

Personally appeared before me Ann W. Hughes

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and made oath that he saw the within named grantor(s) W. C. Cook sign, seal and as his act and deed deliver the within written deed, and that he, with D. L. Bramlett, Jr. witnessed the execution thereof.

Sworn to before me this 23rd day of August, A. D., 1960

D. L. Bramlett, Jr. (Seal)
Notary Public for South Carolina

Ann W. Hughes

State of South Carolina

RENUNCIATION OF DOWER

I, D. L. Bramlett, Jr., A Notary Public, do hereby certify

COUNTY OF Greenville

unto all whom it may concern, that Mrs. Maggie C. Cook wife of the within named W. C. Cook 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 Frank T. Hipps, his 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 23rd day of August, A. D., 1960

D. L. Bramlett, Jr. (Seal)
Notary Public for South Carolina

Maggie C. Cook

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ A.
Recorded this 17th day of October 1960, at 10:00 M., No. #10242

318-2-6.6
OUT OF 318-2-6.2