

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

JAN 6 11 27 AM 1962

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FAHNSWORTH R.M.C.

Know All Men by these Presents:

That I, Faust Nicholson, Jr. in the State aforesaid, in consideration of the sum of Sixteen Thousand and No/100 (\$16,000.00) - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 J. Wallace Hipps, his heirs and assigns forever,

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 65, Section A, on Map of Gower Estates, recorded in Plat Book QQ at Pages 146-147, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Don Drive, joint front corner of Lots 67 and 65, and running thence with line of Lot 67, S. 19-51 E. 126.1 feet to iron pin; thence with line of Lot 66, S. 76-41 E. 100 feet to iron pin on Buckingham Road; thence with said Buckingham Road, N. 9-36 W. 173.3 feet to iron pin; thence with the curve of the intersection of Buckingham Road and Don Drive, N. 76-34 W. 36 feet to iron pin; thence with said Don Drive, S. 63-38 W. 85 feet to the point of beginning.

Being the same property conveyed to the grantor by deed of Conyers and Gower, Inc., to be recorded herewith.



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 5th day of January in the year of our Lord One Thousand Nine Hundred and Sixty-Two.

Signed, Sealed and Delivered in the Presence of [Signatures of Belton O. Thomason, Jr. and Ruby M. Eskew] Faust Nicholson, Jr. (Seal) [Seal] [Seal] [Seal]

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ruby M. Eskew and made oath that s he saw the within named grantor(s) Faust Nicholson, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof. Sworn to before me this 5th day of January, A. D. 1962. [Signature of Belton O. Thomason, Jr.] (Seal) Notary Public for South Carolina [Signature of Ruby M. Eskew]

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, Belton O. Thomason, Jr. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Frances R. Nicholson wife of the within named Faust Nicholson, Jr. 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 J. Wallace Hipps, his Heirs and Assigns, all her interest and estate, and also 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 5th day of January, A. D. 1962. [Signature of Belton O. Thomason, Jr.] (Seal) Notary Public for South Carolina [Signature of Frances R. Nicholson]

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 6th day of January 1962, at 11:27 A.M. M. No. #16814

513-2681-3-1