

TITLE TO REAL ESTATE—Offices of Riley and Riley Greenville, S. C.
Purchasers' Address: Route 2, Simpsonville, S. C. 29681
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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For True Consideration See Affidavit

Book 20 Page 1251

KNOW ALL MEN BY THESE PRESENTS, that JANICE H. PEDEN and NANCY H. BOYCE

in consideration of-----FIVE (\$5.00) DOLLARS and DIVISION OF PROPERTY-----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 C. BOYCE and NANCY H. BOYCE, their heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown on plat of property of Janice H. Peden and James C. Boyce, prepared by C. O. Riddle, dated January 24, 1976, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in center of Harrison Bridge Road at its intersection with Hipps Road and running thence N. 5-26 W. 17.2 feet to an old iron pin on the Northerly edge of Harrison Bridge Road; thence N. 12-04 E., 504.9 feet to an iron pin in center of Poplar stump; thence N. 50-09 E., 1055.2 feet to an iron pin; thence along property now or formerly of Luther Martin N. 25-00 W., 644.2 feet, more or less, to an old iron pin; thence S. 64-42 W., 646 feet to an iron pin; thence along property conveyed this day to Peden, S. 25-26 E., 389.1 feet to an iron pin; thence S. 64-42 W., 138.8 feet to an iron pin; thence S. 54-23 W., 125.25 feet to an iron pin; thence S. 9-21 E., 266.5 feet to an iron pin; thence S. 10-00 W., 780.9 feet to a point in center of Harrison Bridge Road, passing over iron pin 20.2 feet back on line; thence with the center line of Harrison Bridge Road, N. 78-07 E., 99.7 feet to the beginning corner, containing 15.68 acres, more or less.

-65-566.2-1-10

This being a portion of the same property conveyed to the grantors herein by deed to be recorded herewith. Also being a portion of Tract 3 of the J. P. Hipps property which was devised unto the terms of Item 6 of the J. P. Hipps will to Herman Rector Hipps for life and then to go to the children of Herman Rector Hipps. Herman Rector Hipps is deceased, leaving as his only heirs Connie H. Hartsell, Janice H. Peden and Nancy H. Boyce. Recorded in Greenville County Probate Court.

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 17 day of September, 1976.

SIGNED, sealed and delivered in the presence of:

James C. Boyce
Nancy H. Boyce

Janice H. Peden (SEAL)
Janice H. Peden
Nancy H. Boyce (SEAL)
Nancy H. Boyce (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 17 day of September 1976.

Notary Public for South Carolina
My commission expires: 8-12-80

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER
GRANTORS WOMEN

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

day of 197

Notary Public for South Carolina.
My commission expires

RECORDED this SEP 21 1976 day of 1976 at 1:20 P. M. No. 7890

4328 (W-2)