

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.
Purchasers' Address: 312 N. Viney Circle, Simpsonville, S.C. 29681
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that CONNIE H. HARTSELL

in consideration of -----FOUR THOUSAND AND NO/100 (\$4,000.00)-----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

JANICE H. PEDEN and NANCY H. BOYCE, their heirs and assigns forever:

All my undivided one-third (1/3) interest in and to: 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 old iron pin in line of property now or formerly of Luther Martin; thence with said Martin line, N. 25-00 W., 644.2 feet more or less to an old iron pin; thence S. 64-42 W., 855.3 feet to a stone in line of property now or formerly of Almede D. Martin; thence with said Martin line S. 3-24 W. 563.6 feet to an iron pin; thence S. 7-04 E., 353.1 feet to an iron pin; thence S. 7-32 W., 538.6 feet to a nail and cap in Harrison Bridge Road, passing over iron pin 14.3 feet back on line; thence in or near the center line of Harrison Bridge Road, N. 78-07 E., 199.4 feet to the beginning corner, containing 21.75 acres, more or less.

This property is a portion of Tract No. 3 of the J. P. Hipps property, prepared by W. J. Riddle, in July 1925. This property was devised under 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 and the grantors and grantee herein are his only children. Recorded in Greenville County Probate Court. 8.00



Greenville County
Stamps
Paid \$ 4.40
Act No. 330 Sec. 1

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 S. Allevine
E. P. Riddle

Connie H. Hartsell

Connie H. Hartsell

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) 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
GRANTOR A WOMAN

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 day of SEP 21 1976 at 1:09 P. M. No.

4328 RV-2