

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, J. P. Hipps died testate during the year 1938, leaving a will by the terms of which his Executors were given authority to sell and convey certain of the lands, including that hereafter described, and pursuant to the authority contained in said will the property hereafter described was advertised to be sold at public auction, and at the sale thereof W. M. Baldwin was the last and highest bidder at Eleven Hundred Seventy-five (\$1175.00) Dollars. Said property was knocked down to him. Therefore, pursuant to that authority and the sale this conveyance is made:

KNOW ALL MEN BY THESE PRESENTS, That B. P. Hipps and John T. Hipps as Executors of the Estate of J. P. Hipps, Deceased

in the State aforesaid
in consideration of the sum of One Thousand One Hundred Seventy-five (\$1175.00) DOLLARS

to us in hand paid, at and before the sealing of these presents by W. M. Baldwin

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 W. M. Baldwin

All that certain piece, parcel or tract of land lying and being situate in Austin Township, County and State aforesaid, on branch waters of Horse Pen Creek and of Enoree River, and being the same lands conveyed to J. P. Hipps by D. W. Burdette by his deed dated Oct. 28, 1902, and recorded in the RMC Office for Greenville County, S. C., in Book 000, page 93, containing 41 1/4 acres, more or less, and described by courses and distances as follows: BEGINNING at a stone at Ervin Baldwin's old corner and running thence N. 51 1/4 E. 21.00 to a stone; thence N. 53 1/4 W. 27.06 to a stone; thence S. 12 1/2 W. 5.62 to a pine; thence S. 51-3/4 W. 11.30 to a stone; thence S. 48 1/2 E. 16.30 to a stone; thence S. 27-3/4 E. 6.23 to the beginning corner.