STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

vn 1220 21 493

KNOW ALL MEN BY THESE PRESENTS, that

Blanche H. Knight, Frances H. Cox, Callie H. Lancaster and Madelyn H. Garrison, Tom Hipps and Elmer Hipps

----ONE DOLLAR (\$1.00) AND NO/100----in consideration of LOVE AND AFFECTION

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Talmadge Hipps, his heirs and assigns forever:

ALL that piece, parcel or tract of land being located on the Southeasterly side of Jonesville Road and being shown as Tract #1 on plat of survey for Talmadge Hipps et al prepared by C. O. Riddle, RLS, dated May 28, 1984, recorded in the RMC Office for Greenville County, State of South Carolina in plat Book 10M at page 26.

Reference to said plat being hereby craved for a more complete metes and bounds description. Said tract containing 4.67 acres, more or less.

This conveyance is made subject to all easements, rights of way, and restrictions appearing of record or on the premises as maybe applicable to the above described property as well as to applicable zoning laws and ordinances, if any.

Grantee's address: 517 Pollard Road, Simpsonville, SC 29681

DERIVATION

See Deed of William Charlie Hipps to Frances Hipps, et al, dated January 23, 1939, recorded January 23, 1939.

See also Estate in Apartment 413, file 1.

-16-65-559.3-1-40

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') heirs or successors and against every per son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 13th day of August,

in the presence of

(SEAL) (SEAL) (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

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. Personally appeared the undersigned witness and made oath that (s)he saw the within named

SWORN to before me this Notary Public for South Carolina

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

My commission expires:

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RENUNCIATION OF DOWER

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') here 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

August

______(SEAL)

Notary Public for South Carolina. My commission expires