

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That **RUBY RAINES LIPSCOMB AND WILLIAM O. LIPSCOMB, JR.**, hereafter referred to as Grantor, in consideration of the sum of **FOUR THOUSAND NINE HUNDRED AND NO/100 (\$4,900.00)** DOLLARS, paid to Grantor by **DUNCAN CHAPEL FIRE DISTRICT**, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its Successors and Assigns, forever:

All of the right, title, interest and estate of the Grantors in and to all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, containing 2.27 acres, near the intersection of Poinsett Highway and Buncombe Road, on the Northwestern side of Access Road from Poinsett Highway to Buncombe Road, and having, according to a plat made by J. C. Hill, L.S., October 13, 1956, entitled "Property of Frances Raines", recorded in the R. M. C. Office for Greenville County in Plat Book KK, at Page 48, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Access Road to New Highway No. 25, Poinsett Highway, at joint corner with property of Furman University, and running thence with the Northwestern side of said road the following five (5) courses and distances, N. 38-57 W. 159.7 feet, N. 45-13 W. 126.6 feet, N. 52-15 W. 132.5 feet, N. 53-43 W. 177.7 feet, and N. 50-19 W. 175.6 feet to an iron pin at joint line with Furman University; thence with the joint line with said University, S. 5-11 E. 327.9 feet to an iron pin; thence continuing with the joint line with Furman University, S. 71-26 E. 571 feet to an iron pin on the Northwestern side of Access Road from Poinsett Highway, the point of beginning.

The right, title, interest and estate of the Grantors is a life estate measured by the life of the Grantor, Ruby Raines Lipscomb, with a contingent remainder in Ruby Raines Lipscomb if William O. Lipscomb, Jr. should pre-decease her, the said estates having been created by the Last Will and Testament of Frances Madden Raines, on file in the Probate Court for Greenville County in Apt. 699, File 10, as construed by an Order of the County Court of Greenville County in an action of record in the Office of the Clerk of Court for Greenville County in Judgment Roll H-10-428. The above described property is a portion of that property devised to Frances M. Raines by her mother, Mamie F. Raines, Apt. 422, File 5, and a portion conveyed to the said Mamie F. Raines by her husband, Joe O. Raines, by deed of record in Deed Book 126, at Page 551.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 12th day of December, 19 70.

Signed, Sealed and Delivered in the Presence of

Carl H. Newcome, Jr.
M. G. Hunt



Ruby Raines Lipscomb (Seal)
William O. Lipscomb Jr. (Seal)
Greenville County (Seal)
5.50 Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY OF DARLINGTON

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 12th day of December, 19 70
M. G. Hunt (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 1970~~ Dec 31, 1979

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY OF DARLINGTON

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Nancy Gear Lipscomb, wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 12th day of December, 19 70
M. G. Hunt (Seal)
Notary Public for South Carolina

Nancy Gear Lipscomb

My Commission expires ~~January 1, 1970~~ Dec 31, 1979

Recorded this 12 day of December, 19 70, at 11:30 A.M., No. _____

Recorded February 19th, 1971 at 3:06 P. M. #19336

225-432-13