TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

Purchasers address: 312 N. Pulney Circle, Simpsonville, S.C. 29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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

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For True Consideration See Affidavit

Book ____ 39 ____ Page ____ 1255 ____

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

JANICE H. PEDEN, her 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, which nail and cap is located S. 7-32 W., 14.3 feet from iron pin on the Northerly edge of Harrison Bridge Road in line of property now or formerly of Almede D. Martin and running thence with said Martin line N. 7-32E., 538.6 feet to an iron pin; thence N. 7-04 W., 353.1 feet to iron pin; thence N. 3-24 E., 563.6 feet to a stone in line of property now or formerly of Luther Martin;thence with said Martin line N. 64-42 E., 209.3 feet to iron pin in line of 15.68 acre tract conveyed this day to Boyce; thence 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, S. 78-07 W., 99.7 feet to the beginning corner, containing 6.07 acres, more or less.

This being a portion of the same property conveyed to the grantor 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.

-65- 566.2-1-10,4
On or 566.2-1-10

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:

Nancy H. Boyce _____(SEAL)
Nancy H. Boyce

_____(SEAL)

_____(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   19 76

_____(SEAL)

Notary Public for South Carolina

My commission expires ____8-12-80____

Anne S. Alewine

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

_____(SEAL)

Notary Public for South Carolina.

My commission expires____

RECORDED this____day of SEP 21 1976 19____ at ____1:20   P. M. No._____