

1074 327

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Charles F. Hipkins and Alice K. Hipkins

in consideration of Four Thousand Four Hundred and NO/100ths . . . . . (\$4,400.00) Dollars,  
& assumption of mortgage to S.C. Federal re'd Book 1414, Page 811, present balance of \$24,123.04  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell  
and release unto Michael G. Smith and Anna M. Smith, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate on the northwestern side of Anglewood Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 156, on plat of Section II, Sheet 2, of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-F at Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Anglewood Drive, at the joint corner of Lots 156 and 157, and running thence along the line of Lot 157, S. 83-09 W. 160 feet to an iron pin; thence along the line of Lots 153, 154 and 155, S. 12-20 E. 217.2 feet to an iron pin on the north side of Anglewood Drive; thence along Anglewood Drive, N. 49-35 E. 63 feet to an iron pin; thence with the curve of said drive, (the chord being N. 36-35 E. 50 feet) to an iron pin; thence continuing with the curve of said drive (the chord being N. 26-29 E. 50 feet) to an iron pin; thence continuing with the curve of said drive (the chord being N. 14-19 E. 50 feet) to an iron pin; thence continuing with the curve of said drive (the chord being N. 0-25 W. 57 feet) to the beginning corner.

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This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

DERIVATION: This is that same property conveyed to Charles F. Hipkins and Alice K. Hipkins by deed of Ronald Roy Talley dated November 1, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1067 at Page 888 on November 3, 1977.

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 21<sup>st</sup> day of February, 1978.

SIGNED, sealed and delivered in the presence of.

[Signature]  
[Signature]

[Signature] (SEAL)  
[Signature] (SEAL)

RECORDED  
STAMP  
99.00

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 21<sup>st</sup> day of February 1978

[Signature] (SEAL) [Signature]

Notary Public for South Carolina.

My commission expires 9/26/82

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

21<sup>st</sup> day of February 1978

[Signature] (SEAL)

Notary Public for South Carolina.

My commission expires 9/26/82

RECORDED this day of FEB 27 1978

At 11:27 A.M.

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