

1 McDonald Street, Greenville, S.C. 29609
TITLE TO REAL ESTATE prepared by Fred N. McDonald, Attorney at Law 1181-756

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that ERNEST TIPPETT, MILDRED METCALF, CHARLEEN LEUBECKER, LLOYD G. TIPPETT, AND LEONARD J. TIPPETT

in consideration of THIRTY-NINE THOUSAND AND NO/100 (\$39,000.00) ----- 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 JOSEPH D. TINGEN AND KAREN L. TINGEN, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in Greenville County, City of Greenville, State of South Carolina, being known and designated as a portion of Lot No. 29 according to a plat of the property of NORTH HILLS made by Dalton & Neves, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book "H" at Page 90 and having, according to a plat prepared by Dalton & Neves for The Equitable Life Assurance Society of the United States, November 16, 1931, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern intersection of Garraux and McDonald Streets, and running along the North side of Garraux Street, N. 66-02 W. 97 feet to an iron pin; thence N. 19-20 E. 48 feet to an iron pin; thence S. 66-02 E. 97.14 feet to an iron pin on the West side of McDonald Street; thence with the West side of said Street, S. 19-30 W. 48 feet to the point of beginning. 26 (500) 35-1-24

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

This is the same property conveyed to Essie K. Tippett by deed from Walter H. Johnson and Mary G. Johnson dated July 18, 1945, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 278 at Page 324. Essie K. Tippett died intestate on October 28, 1980, leaving as her heirs at law Ernest Tippett, Mildred Metcalf, Charleen Leubecker, Lloyd G. Tippett and Leonard J. Tippett as appears of record in the Greenville County Probate Court, Apartment No. 1632, File No. 19.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 28th day of January, 1983.
SIGNED, sealed and delivered in the presence of:
[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)

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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of January, 1983
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 10/29/90

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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') heirs, 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 28th day of January, 1983
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 10/29/90

RECORDED this FEB 1 1983 day of
at 10:51 A.M.

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