

JUL 8 11 44 AM



BOOK 727 PAGE 15



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that WE, WILLIAM H. MCGEE AND BETTY J. MCGEE

in consideration of ONE THOUSAND FIVE HUNDRED AND NO/100---(\$1,500.00)----- Dollars,
AND ASSUMPTION OF A MORTGAGE AS SET OUT BELOW
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto JOHN T. TRIPP AND MARIE P. TRIPP, THEIR HEIRS AND ASSIGNS FOREVER:

ALL THAT PIECE, PARCEL OR TRACT OF LAND, CONTAINING 11.83 ACRES, MORE OR LESS, SITUATE, LYING AND BEING ON THE SOUTHWESTERN SIDE OF U. S. HIGHWAY No. 276, AUSTIN TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS TRACT No. 3 AS SHOWN ON A PLAT PREPARED BY C. O. RIDDLE, R.L.S., DATED AUGUST, 1959, ENTITLED "PROPERTY OF C. C. GARRETT, SR.", AND RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK TT AT PAGE 75, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

BEGINNING AT AN IRON PIN AT THE SOUTHEASTERN CORNER OF THE TRACT HEREIN CONVEYED AT THE JOINT CORNER OF OTHER PROPERTY OF C. C. GARRETT, SR., AND IN THE SOUTHWESTERLY EDGE OF THE RIGHT-OF-WAY FOR U. S. HIGHWAY No. 276; AND RUNNING THENCE WITH THE SOUTHWESTERLY EDGE OF SAID RIGHT-OF-WAY N. 36-20 W. 1277.9 FEET TO AN IRON PIN; THENCE CONTINUING WITH THE EDGE OF SAID RIGHT-OF-WAY S. 53-40 W. 25 FEET TO AN IRON PIN; THENCE STILL CONTINUING WITH THE EDGE OF SAID RIGHT-OF-WAY N. 36-20 W. 25.7 FEET TO THE CENTER OF A BRANCH; THENCE WITH THE BRANCH AS THE LINE THE FOLLOWING COURSES AND DISTANCES: S. 9-00 W. 36.5 FEET, S. 9-22 E. 100 FEET, S. 17-24 W. 69.5 FEET, S. 3-22 E. 134.9 FEET, S. 10-28 E. 83 FEET, S. 26-23 W. 80.1 FEET, S. 26-22 E. 59.7 FEET, S. 1-03 W. 138.2 FEET, S. 29-23 W. 56.1 FEET, S. 6-49 E. 41.8 FEET, S. 46-32 W. 47.3 FEET, S. 8-38 W. 125.4 FEET, S. 16-35 E. 57.8 FEET, S. 20-57 W. 47.9 FEET, S. 67-22 E. 64.7 FEET, S. 11-28 W. 104.6 FEET, S. 38-00 E. 82.2 FEET TO AN ASH; THENCE WITH THE LINE OF OTHER PROPERTY OF C. C. GARRETT, SR., N. 76-41 E. 797.2 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME TRACT OF LAND CONVEYED TO WILLIAM H. MCGEE AND BETTY J. MCGEE BY CLYDE C. GARRETT AND LOIS K. GARRETT BY A DEED DATED NOVEMBER 4, 1959, AND RECORDED IN SAID R.M.C. OFFICE IN DEED BOOK 638 AT PAGE 51.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE THE GRANTEEES ASSUME AND AGREE TO PAY THE BALANCE OF FOUR THOUSAND FOUR HUNDRED FIFTY-ONE AND 02/100 DOLLARS DUE ON A NOTE AND MORTGAGE EXECUTED BY WILLIAM H. MCGEE AND BETTY J. MCGEE TO CLYDE C. GARRETT AND LOIS K. GARRETT IN THE ORIGINAL SUM OF FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ON NOVEMBER 4, 1959, THE MORTGAGE BEING RECORDED IN SAID R.M.C. OFFICE IN MORTGAGE BOOK 807 AT PAGE 501.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 3RD day of JULY 19 63.

SIGNED, sealed and delivered in the presence of:

William H. McGee (SEAL)

Betty J. McGee (SEAL)

Ernest Metz
E. Randolph Stone (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)' 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 3RD day of JULY 19 63.

E. Randolph Stone (SEAL)
Notary Public for South Carolina

Ernest Metz

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)' 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

3RD day of JULY 19 63
E. Randolph Stone (SEAL)
Notary Public for South Carolina.

Betty J. McGee

RECORDED this 8th day of July 19 63, at 11:44 A. M., No. #1032

-130 - 306 - 1 - 15.1
-229 - 306 - 1 - 15.2