

DEC 1 - 9 00 AM 1950

TITLE TO REAL ESTATE—Offices of RAINEY, FANT & MORRAH, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R.M.C.

For True Consideration See Affidavit.

Book 14 Page 34



GREENVILLE COUNTY

Know All Men by These Presents:

That I, Francis M. Hipp, in the State aforesaid, in consideration of the sum of Ten and No/100 (\$10.00) DOLLARS, and other valuable consideration,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Carolyn C. Ruff and George A. Ruff, their heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the East side of West Avondale Drive, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot 23 of Block G, on plat of Northgate, revised by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "M", at page 13 (also shown on plat recorded in Plat Book "G", at pages 135 and 136), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of West Avondale Drive at joint front corner of Lots 23 and 24 of Block G, and running thence along the line of Lot 24, S 74-40 E 173.9 feet to an iron pin on the West side of a 12-foot alley; thence with the said alley, N 15-20 E 100 feet to an iron pin; thence with the line of Lot 22, N 74-40 W 181 feet to an iron pin on the East side of West Avondale Drive; thence along the East side of West Avondale Drive, S 11-20 W 100.2 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Grantor by deed of Utopian Developing Company, dated March 2, 1936, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 138, at page 21.

For restrictions applicable to the above property see deed of Grantor referred to above.

Grantees to pay 1950 taxes.



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(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 30th day of November in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of

Robert R. Scales, Jr.
Patrick C. Fant

Francis M. Hipp (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Robert R. Scales, Jr.

and made oath that he saw the within named grantor(s) Francis M. Hipp sign, seal and as his act and deed deliver the within written deed; and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 30th day of November, A. D. 1950
Patrick C. Fant (Seal)
Notary Public for South Carolina

Robert R. Scales, Jr. (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Robert R. Scales, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary L. Hipp wife of the within named Francis M. Hipp 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 Carolyn C. Ruff and George A. Ruff, their Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 30th day of November, A. D. 1950
Robert R. Scales, Jr. (Seal)
Notary Public for South Carolina

Mrs. Mary L. Hipp

Cancelled documentary stamps attached: S. C. \$ 50; U. S. \$ 50
Recorded this 1st day of December 1950 at 9:00 A. M., No. 29095

181-3-20