STATE OF SOUTH CAROLIN COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WE, GARY LEE CAPPS AND BRENDA B. CAPPS,

in consideration of ELEVEN THOUSAND AND NO/100ths (\$11,000.00) -----

the receipt of which is hereby acknowledged, have granted, bargamed, sold, and released, and by these presents do grant, bargain, sell and release unto

JAMES R. AND KATHERINE M. PHILLIPS, their Heirs and Assigns, forever;

ALL of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, containing 0.69 acres and being a portion of Section B of the N. O. McDowell Property recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 93, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tugaloo Road (S. C. Highway S-131), and running thence N 16-30 W 200 feet to a pine tree; thence S 77-30 W 150 feet to an iron pin; thence S 16-30 E 200 feet to the western side of said road; thence with said road as the line, N 77-30 E 150 feet to the point of beginning and being the same conveyed to us in Deed Book 969, at page 453.

- 376 - 5/3.7 - 2

THIS conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.



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 scal(s) this 2 9 day of Miles. 1974

SIGNED, sealed and delivered in the presence of: WINGLAND Elfany W. Cheginsia	Gary Vee Capps (SEAL) Brenda B. Capps (SEAL) (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF Greenville	PROBATE
above, witnessed the execution thereof.	ared the undersigned witness and made oath that (s)he saw the within named eliver the within written deed and that (s)he, with the other witness subscribed
SWORN to before me this 2.9 day of 11/42ed Notary Public for South Carolina My commission expires 11-21/3 (9777)	(SEAL) TO Whym - Turn
STATE OF SOUTH CAROLINA } COUNTY OF Greenville	RENUNCIATION OF DOWER
undersigned wife (wives) of the above named grantor(s) reseparately examined by me, did declare that she does freel	rsigned Notary Public, do hereby certify unto all whom it may concern, that the spectively, did this day appear before me, and each, upon being privately and y, voluntarily, and without any compulsion, dread or fear of any person whomsontee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estingular the premises within mentioned and released.
GIVEN under my hand and seal this 39 day of 11 a cl 1974 Solary Public for South Carolina.	Brenda B. Capps _(SEAL)
My commission expires 15 1 1974	L 19 at W No 24452

day of APR 1 1974 19 at M. No.

M).

M).

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