

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 23 3 02 PM '74

VOL 1007 PAGE 116

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Andrew A. Phillips and Alice C. Phillips

in consideration of Twenty-Nine Thousand, Five Hundred and No/100-----(\$ 29,500.00)----- 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 Lankford Smith and Ruth K. Smith, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Batesview Drive, being known and designated as Lot No. 17 of a subdivision known as Northside Gardens as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book S, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Batesview Drive at the joint front corner of Lots 16 and 17, and running thence along the common line of said lots, S. 57-09 W. 232.4 feet to an iron pin at the joint rear corner of said lots; thence N. 35-45 W. 85.1 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence along the common line of said lots, N. 57-09 E. 236.7 feet to an iron pin on the southwest side of Batesview Drive; thence along the southwest side of Batesview Drive, S. 32-51 E. 85 feet to the beginning corner; being the same conveyed to us by Anna May Mitchell, individually and as executrix of the estate of F. C. Mitchell by deed dated October 31, 1972 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 959, at Page 316.

— 519 - 189.2 - 3 - 6

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.

This conveyance also includes the stove, dishwasher, living room drapes and Sears storage building located in the back yard.



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 20th day of September 19 74

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Mary S. Martin

Andrew A. Phillips (SEAL)
Andrew A. Phillips (SEAL)
Alice C. Phillips (SEAL)
Alice C. Phillips (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 delivered within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of September 19 74

Patrick H. Grayson (SEAL)

Mary S. Martin 59.00

Notary Public for South Carolina.

My Commission Expires: Nov. 19, 1979

Greenville County
Stamps
Paid \$ 32.45
Act No. 380 Sec. 1

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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)' 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 20th day of September 19 74

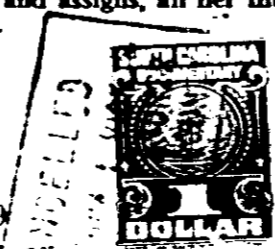
Patrick H. Grayson (SEAL)

Alice C. Phillips
Alice C. Phillips

Notary Public for South Carolina.

My Commission Expires: Nov. 19, 1979

RECORDED this day of SEP 20 1974



3:02 P. M., No. 7800