STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that we, George H. Zajicek and Mary Ann Zajicek

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Richard L. Phillips and Jane B. Phillips, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Rodney Avenue and being known and designated as a portion of Lot No. 154 as shown on plat entitled "Property of J. P. Rosemond" recorded in the RMC Office for Greenville County in Plat Book H at Page 186 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to the Grantors herein by deed from Margaret M. Summers and Eva V. McDowell recorded in the RMC Office for Greenville County in Deed Book 1068 at Page 913 on November 23, 1977.

THE mailing address of the Grantees herein is 109 Rodney Street, Greenville, South Carolina.

12-035-164-4-31

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) 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 whomspever lawfully claiming or to claim the same or any part thereof.
	WITNESS the grantor's(s') hand(s) and seal(s) this 31st day of March . 1980.
	SIGNED, sealed and delivered in the presence of: George H. Zajigek (SEAL)
	(SEAL)
_	Kathy H. Brissey Mary Ann Zajicek (SEAL)
;	(SEAL)
)	STATE OF SOUTH CAROLINA } PROBATE
ļ	COUNTY OF GREENVILLE Personally appeared the undersigned witness and made cath that (s)he saw the within named
1	grantor(s) sign, seal and as the grantor's's') act and deed, deliver the within written deed and that (s)ne, with the other without above, with essed the execution thereof.
<u>~</u>	SWORN to before methis 31st day of March 1980. Karky 71. Bussey
დ	Notary Public for South Carolina.
C	
_	STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
C	COUNTY OF GREENVILLE)
C	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 whomso-ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's's') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.
	GIVEN under my hand and seal this
	GIVEN under my hand and seal this 31st day of March 19 80. (SEAL)
	Notary Public for South Carolina.
	2 My committed assists 3/27/89.