

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON, BLYTHE & ARNOLD Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Mrs. Ollie Fagisworth, R. M. C.

Know All Men by these Presents:

That I, L. L. Jarrard in the State aforesaid, in consideration of the sum of One Thousand Five Hundred and No/100 - - - DOLLARS,

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 Hobart Phillips, his Heirs and Assigns, forever:

All that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, near the Buncombe Road, and also near the Chinquapin Road, and being known and designated as Tract No. 10 on a survey of the property of E. F. Bayne, made by J. Earle Freeman in April 1939, containing thirty acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North bank of Spriggs Creek at a proposed road, joint corner of Tracts Nos. 5 and 10, and running thence along the line of Tract No. 5, S. 11 1/2 E. 6.29 chains to a sweet gum; thence still with the line of Tract No. 5, S. 32 W. 7.02 chains to a dogwood; thence S. 44 1/2 E. 9.57 chains to a black oak; thence S. 81 1/2 E. 6.10 chains to a stone; thence N. 44 E. 2.80 chains to a stone, corner of Tract No. 11, near branch; thence along line of Tract No. 11, N. 43 E. 10.61 chains to a stone, joint corner of Tracts Nos. 10 and 11; thence N. 58 W. 4.61 to a sourwood; thence N. 19 W. 4.45 to a stone; thence N. 20 1/2 W. 7.94 chains to a poplar on the banks of Spriggs Creek; thence down Spriggs Creek, S. 50 W. 5.36 to a bend; thence still with said creek, S. 71 W. 1.00 to a bend; thence still with said Creek, N. 60 W. 1.80 chains to a bend; thence still with said creek, S. 75 W. 4.80 chains to the beginning corner.

TOGETHER with a right of way and easement for ingress and egress to and from the above described tract over a proposed road running east from Chinquapin Road to the above Tract No. 10, along the line of Tract No. 5, and along the banks of the branch leading into Spriggs Creek, said road to be not less than 30 feet wide.

ALSO: rights of way conveyed to me by Deeds recorded in the R.M.C. Office for Greenville County in Deed Book 555, at page 1 and Deed Book 525, at page 39, and subject to the rights of the public in said rights of way.

The above described Tract No. 10 being the same property conveyed to me by Cammie Bayne Banks by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 452, at page 18. Grantee to pay 1956 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 his Heirs and Assigns forever.

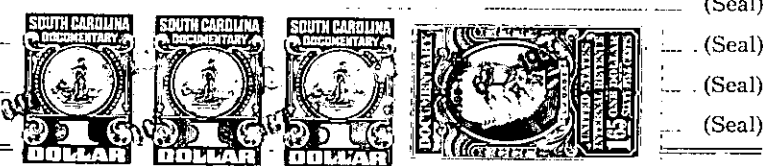
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 7th day of August in the year of our Lord One Thousand Nine Hundred and fifty-six.

L. L. Jarrard (Seal)

Signed, Sealed and Delivered in the Presence of

Opera F. Mitchell (Seal)
Ena W. King (Seal)



STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me ~~XXXXXX~~ Opera F. Mitchell

and made oath that she saw the within named grantor(s) L. L. Jarrard sign, seal and as his act and deed deliver the within

written deed, and that she, with ~~XXXXXX~~ Ena W. King witnessed the execution thereof.

Sworn to before me this 7th day of August, A. D., 19 56. Opera F. Mitchell (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County } Florida A. Hudson, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Gladys Smith Jarrard wife of the within named L. L. Jarrard 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 Hobart Phillips, his Heirs and Assigns, all her interest and estate, and also 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 7th day of August, A. D., 19 56. Florida A. Hudson (Seal) Notary Public for South Carolina Gladys Smith Jarrard

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 6th day of October 19 56, at 9:30 A.M., M., No. #25270