

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

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

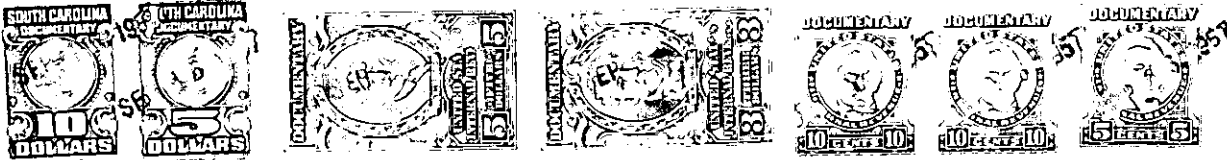
That I, Winifred S. Phillips in the State aforesaid, in consideration of the sum of Seventy-Two Hundred and No/100 (\$7200.00) DOLLARS,

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 Benjamin W. Messer and Nannie V. Messer, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being shown as lot # 52 on a plat of the property of J. Rowley Yown Estate, recorded in Plat Book J at Pages 258-259, and described as follows:

BEGINNING at an iron pin on the Southern side of Easley Bridge Road, 90 feet west from the intersection of Lark Avenue and Easley Bridge Road, at corner of lot # 40, and running thence with the line of said lot, S. 30-55 E. 200 feet to an iron pin, corner of lot # 41; thence with line of said lot, S. 60-0 W. 100 feet to an iron pin, corner of lot # 69; thence with the line of lot # 69, N. 30-55 W. 200 feet to an iron pin on Easley Bridge Road; thence with the Southern side of Easley Bridge Road, N. 60-0 E. 100 feet to the point of beginning.

Being the same premises conveyed to the grantor by deed recorded in Volume 279 at Page 450.



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 14th day of September in the year of our Lord One Thousand Nine Hundred and Fifty Seven

Signed, Sealed and Delivered in the Presence of Winifred S. Phillips (Seal), Ben C. Thornton (Seal), and two other witnesses (Seal).

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King and made oath that she saw the within named grantor(s) Winifred S. Phillips sign, seal and as witness and deed deliver the within written deed, and that she, with Ben C. Thornton, witnessed the execution thereof. Sworn to before me this 14th day of September, A. D., 19 57. Ben C. Thornton, Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER GRANTOR IS A WYAN. I, Ena W. King, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Winifred S. Phillips wife of the within named Benjamin W. Messer 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 Benjamin W. Messer, 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 14th day of September, A. D., 19 57. Ben C. Thornton, Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 16th day of September 1957, at 2:37 P.M., No. 22912

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