

TITLE TO REAL ESTATE—Mann & P  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



21 27 P  
ys at Law; Lawyer



70K 853 PAGE 4



KNOW ALL MEN BY THESE PRESENTS, that We, Gerald Stanley Rose and Sharon Elsey Rose,

in consideration of Four Thousand Three Hundred and No/100 (\$4, 300.00)----- Dollars,  
and assumption of mortgage referred to below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

Alva R. Phillips and Elizabeth T. Phillips, their heirs and assigns  
forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina  
situate, lying and being on the southeastern corner of Spring Forest Road and Ayrshire  
Drive and being known and designated as Lot No. 16 on plat of Spring Forest Subdivision,  
Section II, plat of which is recorded in the R. M. C. Office for Greenville County in  
Plat Book "BBB", at Page 34 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ayrshire Drive, joint corner of Lots  
Nos. 16 and 17 and running thence S. 36-39 E. 143.4 feet; thence S. 53-21 W. 140 feet  
to an iron pin on the northeastern side of Spring Forest Road; thence N. 36-39 W. 115  
feet to a point at the southeastern corner of the intersection of Spring Forest Road and  
Ayrshire Drive; thence with the curve of said intersection, the chord being N. 8-21 E.  
35.35 feet to an iron pin on the southern side of Ayrshire Drive; thence with said Drive  
as follows: N. 53-21 E. 57.2 feet to a point; thence N. 49-58 E. 58 feet to an iron pin,  
the point of beginning.

The above is the the same property conveyed to the grantors by deed dated May 30, 1966  
and recorded in the R. M. C. Office for Greenville County in Deed Book 799, at Page 561.

This conveyance is made subject to restrictions, easements and rights-of-way appearing  
on record in the R. M. C. Office for Greenville County.

Grantee to pay 1968 taxes.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to  
pay the balance due on that certain mortgage given to Shenandoah Life Insurance Company in  
the original amount of \$23,000.00 dated June 7, 1966 and recorded in the R. M. C. Office for  
Greenville County in Mortgage Book 1033, at Page 75, the present balance due and owing  
thereon being \$22,043.11.

# 4.95

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 seal(s) this 24 day of September 19 68

SIGNED, sealed and delivered in the presence of:

Gerald Stanley Rose (SEAL)  
Sharon Elsey Rose (SEAL)  
Brenda R. Jacks (SEAL)  
\_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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 deliver the within deed and that (s)he, with the other witness subscribed above witnessed the  
execution thereof.

SWORN to before me this 24 day of September 19 68

Charm D. [Signature] (SEAL)  
Brenda R. Jacks

Notary Public for South Carolina  
My Commission Expires 1/1/1970

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

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(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 24 day of September 19 68

Charm D. [Signature] (SEAL)  
Sharon Elsey Rose

Notary Public for South Carolina  
My Commission Expires 1/1/1970

RECORDED this 24 day of September 19 68, at 1:57 P. M., No. 7456

1271-5435-1-16