

STATE OF SOUTH CAROLINA, AUG 31 3 20 PM 1961
GREENVILLE COUNTY

Know All Men by These Presents:

That WE, WILLIAM R. PHILLIPS and DOVIE M. PHILLIPS in the State aforesaid,
in consideration of the sum of One Thousand (\$1,000.00) and no/100----- DOLLARS,
and assumption of mortgage referred to below

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 STANLEY A. BIRNBAUM and REGINA N. BIRNBAUM, their heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the West side of Patton Road, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 18 on plat of property of J. H. Mauldin made by C.C. Jones and Associates, August 1955, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book LL, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Patton Road at joint front corner of Lots 17 and 13, and runs thence with the line of Lot 17, N. 86-09 W., 155.7 feet to an iron pin; thence N. 8-58 E., 86.8 feet to an iron pin; thence with the line of Lot 19, S. 81-49 E., 154.6 feet to an iron pin on the West side of Patton Road; thence along Patton Road, S. 11-31 W., 75 feet to the beginning corner.

THIS is the same property conveyed to the grantors by deed of F. M. Gibson and W.R. Gibson, dated November 14, 1958, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 610, Page 466.

Grantees assume and agree to pay the balance due on that mortgage given by William R. Phillips and Dovie M. Phillips to C. Douglas Wilson & Co. dated November 14, 1958, in the original amount of \$8,500.00, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 766, page 35, on which there remains a balance due of \$8,140.73.

Grantees to pay 1961 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 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 22nd day of August in the year of our Lord One Thousand Nine Hundred and sixty-one.

Signed, Sealed and Delivered in the Presence of
Mildred R. Turner (Seal)
Patrick C. Fant (Seal)
William R. Phillips (Seal)
Dovie M. Phillips (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY DOLLAR (Seal)

State of South Carolina, } Personally appeared before me Mildred R. Turner
Greenville County }

and made oath that s he saw the within named grantor(s) William R. Phillips and Dovie M. Phillips sign, seal and as their act and deed deliver the within written deed, and that s he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 22nd day of August, A. D. 1961
Patrick C. Fant (Seal)
Notary Public for South Carolina } *Mildred R. Turner*

State of South Carolina, } RENUNCIATION OF DOWER
Greenville County } I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dovie M. Phillips wife of the within named William R. Phillips 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 Stanley A. Birnbaum and Regina N. Birnbaum their Heirs and Assigns, all her interest and estate, and also all 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 22nd day of August, A. D. 1961
Patrick C. Fant (Seal) } *Dovie M. Phillips*
Notary Public for South Carolina }

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 31st day of August 19 61, at 3:28 P.M., No. #5834

366-7-20