

BOOK 718 PAGE 402

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

MAR 19 4 45 PM 1963

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Robert L. Phillips

OLLIE FAIRBANKS
R.M.C.

in the State aforesaid, in consideration of the sum of
Fifty (\$50.00) DOLLARS,

and assumption of mortgage

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

Juan Perez-Cisneros,

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 40, as shown on a plat of the subdivision of EXTENSION OF BROOKFOREST, recorded in the RMC Office for Greenville County in Plat Book 00 page 334, said lot having a frontage of 90 feet on the east side of Fairmont Avenue, a parallel depth of 140 feet, and a rear width of 90 feet.

This is the same lot conveyed to grantor by Donald E. Baltz by deed recorded in volume 658 page 425 of the RMC Office for Greenville County, S. C., and is conveyed subject to building restrictions applicable to said subdivision recorded in deed book 604 page 506.

The grantee herein assumes and agrees to pay that certain mortgage held by C. Douglas Wilson & Co. in the original amount of \$13,500.00 which has been properly executed and recorded in the RMC Office for Greenville County in vol. 835 page 485 on which there is a balance due of \$13,044.57.

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 19 day of March in the year of our Lord One Thousand Nine Hundred and sixty-three.

Signed, Sealed and Delivered in the Presence of

W. W. Wilkins } Robert L. Phillips (Seal)
Genobia Cox } (Seal)
(Seal)
(Seal)

State of South Carolina, }
Greenville County }

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) Robert L. Phillips sign, seal and as his act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 19 day of March A. D. 19 63 }
W. W. Wilkins (Seal) }
Notary Public for South Carolina

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

I, W. W. Wilkins

unto all whom it may concern, that Mrs. Wanda W. Phillips wife of the within named Robert L. 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 Juan Perez-Cisneros, his 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 19 day of March A. D. 19 63 }
W. W. Wilkins (Seal) }
Notary Public for South Carolina }
Wanda W. Phillips

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 19th day of March 19 63, at 4:40 P. M., No. #23610

-156-378-3-65