



TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLD TIME WITH

enville, S. C.

County Stamp Paid 55¢
See Act No. 303 Section 1

KNOW ALL MEN BY THESE PRESENTS, that **Jyles A. Phillips**

in consideration of **Two Hundred Fifty and no/100 (\$250.00)**-----
and assumption of mortgage set out below, Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Martha S. Bean, her heirs and assigns, forever:

All that lot of land situate on the southern side of Circle Drive in the County of Greenville, State of South Carolina, being shown as Lot 14 on plat of Franklin Heights Subdivision dated November 1940, prepared by Dalton & Neves, recorded in Plat Book L at page 9 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Circle Drive at the joint front corner of Lots 14 and 15 and running thence with Lot 15, S 20-0 W 137 feet to an iron pin at joint rear corner of Lots 10 and 11; thence with Lot 11, N 72-23 W 65 feet to an iron pin at joint rear corner of Lots 13 and 14; thence with Lot 13, N 11-46 E 133.6 feet to an iron pin on Circle Drive; thence with said Drive, S 75-40 E 85 feet to the point of beginning.

This is the same property conveyed to the grantor by Deed Book 674, page 147.

This property is conveyed subject to restrictions recorded in Deed Book 228 at page 47, RMC Office for Greenville County, and also is conveyed subject to all other covenants, rights-of-way and easements of record affecting said property.

Grantee is to pay 1968 County taxes.

As part of the consideration for this conveyance, grantee assumes and agrees to pay the balance due on the mortgage to Aiken Loan & Security Company dated May 17, 1961, in the original amount of \$7,500.00, the balance on which is \$6,695.49.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 **21st** day of **March** 19 **68**.

SIGNED, sealed and delivered in the presence of:

George J. Ford _____ (SEAL)
Donald R. McAlister _____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

(grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this **21st** day of **March** 19 **68**.

Donald R. McAlister _____ (SEAL)
Notary Public for South Carolina George J. Ford _____

Comm. expires 1-1-71.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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
21 day of **March** 19 **68** .
Donald R. McAlister _____ (SEAL)
Notary Public for South Carolina Sandra A. Phillips _____

Comm. expires 1-1-71.

RECORDED this **25**, _____ day of **March** 19 **68**, at **2:00** P. M., No. **24903**

235-165-1-2