

JAN 3 12 30 PM 1969

BOOK 859 PAGE 331

TITLE TO REAL ESTATE--Prepared by RAINEY, FANT & HORTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

County Stamps Paid \$17.05 See Act No.380 Section 1

Know All Men by These Presents:

That I, WALTER E. PHILLIPS in the State aforesaid, in consideration of the sum of Fifteen Thousand Five Hundred and No/100-----DOLLARS, (\$15,500.00) 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 M. GORDON THRUSTON, JR. and ELIZABETH E. THRUSTON, Their Heirs and Assigns, Forever:

ALL that parcel or tract of land with the buildings and improvements thereon, situate on the West side of S. C. Highway No. 14, in Butler Township, Greenville County, S. C., and being shown as a tract of 2.88 acres on Plat of Property of Walter E. Phillips, made by Piedmont Engineering Service, dated February, 1949, recorded in the RMC Office for Greenville County in Plat Book "V", Page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway No. 14 at corner of property now or formerly of Maxwell and runs thence along Maxwell line, N. 62-0 W. 175 feet to an iron pin; thence along Vaughan property, S. 10-18 W. 679.5 feet to an iron pin; thence along the line of property now or formerly of T. D. Riddle, N. 86-26 E. 248. feet to a point in the center of S. C. Highway No. 14; thence along the center of S. C. Highway No. 14, N. 2-14 E. 602.5 feet to the beginning corner.

This is the same property conveyed to me by deed of T. D. Riddle, dated February 17, 1949, recorded in the RMC Office for Greenville County, S. C., in Deed Book 373, Page 277.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

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 31st day of December in the year of our Lord One Thousand Nine Hundred and sixty eight.

Signed, Sealed and Delivered in the Presence of

W.R. Woods
J. Mack Woods

Walter E. Phillips (Seal)



State of South Carolina, } Greenville County

Personally appeared before me W. R. Woods

and made oath that he saw the within named grantor(s) Walter E. Phillips sign, seal and as his act and deed deliver the within written deed, and that he, with J. Mack Woods witnessed the execution thereof.

Sworn to before me this 31st day of December A. D. 19 68

John Mack Woods (Seal) Notary Public for South Carolina My Commission expires: 1-1-71

W.R. Woods

State of South Carolina, } Greenville County

RENUNCIATION OF DOWER

I, John Mack Woods Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ina G. Phillips wife of the within named Walter E. 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 M. Gordon Thruston, Jr. and Elizabeth 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 31st day of December A. D. 19 68

John Mack Woods (Seal) Notary Public for South Carolina My Commission expires: 1-1-71

Ina G. Phillips

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 3rd day of January 19 69 at 12:30 P. M., No. #15837

206-533-1-1-14