

APR 9 9 46 AM '69

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STATE OF SOUTH CAROLINA, OLLIE FARNSWORTH R. M. C. GREENVILLE COUNTY

Know All Men by These Presents:

That WE, CHARLES D. PHILLIPS AND DELORES P. PHILLIPS,

in consideration of the sum of Fifty and no/100 (\$50.00) - - - - - in the State aforesaid, - - - - - DOLLARS,

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 THOMAS F. COLEMAN, -SR. and THOMAS F. COLEMAN, Jr., their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, being a triangular portion of the property formerly owned by Harry H. Palm, known as Lot No. 11, as shown on a plat made by Carolina Engineering & Surveying Co., dated April 3, 1969, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book _____ at page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in a portion of said Lot No. 11's frontage on Brunswick Avenue (formerly known as Poplar Street), and running thence, N. 11-30 E. 18 feet to a point still in the frontage of said lot on Brunswick Avenue, and running thence to a point at the rear of said Lot No. 11, S. 58-34 E. 64 feet, and running thence, N. 74-52 W. 60.3 feet to the beginning corner.

This being a portion of the property conveyed to the Grantors by deed recorded in the R. M. C. Office for Greenville County in Volume 821 at page 438.

This conveyance is subject to all easements, restrictions, rights of way, if any, affecting this 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 5th day of April, in the year of our Lord One Thousand Nine Hundred and Sixty-nine

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: C. Ben Bowen, Teresa L. Craven

Delous P. Phillips (Seal), Charles D. Phillips (Seal)

State of South Carolina, Greenville County

Personally appeared before me C. Ben Bowen

and made oath that he saw the within named grantor(s) Delous P. Phillips and Charles D. Phillips sign, seal and as their act and deed deliver the within written deed, and that he, with Teresa L. Craven witnessed the execution thereof.

Sworn to before me this 5th day of April, A. D. 1969. Notary Public for South Carolina. My commission expires: Jan. 1, 1970

Handwritten signature of Notary Public: C. Ben Bowen

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Charles B. Bowen Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Delous P. Phillips wife of the within named Charles D. 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 Thomas F. Coleman, Sr. and Thomas F. Coleman Jr. 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 5th day of April, A. D. 1969. Notary Public for South Carolina. My commission expires: 1-1-70

Delous P. Phillips (Seal)

Vertical handwritten notes on the right margin: 170-22-2A, 170-22-2A