

AUG 15 10 17 AM '69

TITLE TO REAL ESTATE-Riley & Riley, Attorneys at Law, E. Coffee Street, Greenville, S. C.

VOL 874 PAGE 113

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that James Oscar Phillips and Marie Burns Phillips

in consideration of ONE THOUSAND EIGHT-HUNDRED and NO/100 (\$1,800.00)----- 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

Robert W. Davis and Ruby J. Davis, their heirs or assigns, forever:

ALL that piece, parcel or lot of land in Gantt Township, being known and designated as Lot No. 3 of a subdivision known as ELIZABETH HEIGHTS as shown by a plat thereof, dated May 1, 1956, by Madison H. Woodward, recorded in the RMC Office for Greenville County in Plat Book KK at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

Lot 3, Staunton Bridge Road, ELIZABETH HEIGHTS:

BEGINNING on Staunton Bridge Road at an iron pin at joint front corners of Lots 2 and 3 and running thence 67.3 feet with the line of said Road to an iron pin at joint front corners of Lots 3 and 4; running thence 149.4 feet with the side line of Lot 4 to an iron pin at joint rear corners of Lots 3 and 4 and 61; thence running 67.3 feet with the rear line of lots 61 and 62 to an iron pin at joint rear corners of Lots 2, 3, and 62; running thence 147.8 feet with the side line of Lot 2 to the iron pin at joint front corners of Lots 2 and 3 on Staunton Bridge Road, the point of beginning.

NO residence to cost less than \$7,500.00 shall be erected on said lots; no residence shall be erected on any lot unless said lot has 50 feet or more frontage; no residence shall be built on any lot nearer than 30 feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lot other than lots fronting on Staunton Bridge Road.

This conveyance is subject to all easements and rights-of-way of record.



County Stamps Paid 92.20
See Act No.380 Section 1

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors 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 14th day of August 1969

SIGNED, sealed and delivered in the presence of:

James Oscar Phillips (SEAL)
Marie Burns Phillips (SEAL)

Jeanette Sullivan
E.P. Riley

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of August 1969

Edward P. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: 1/1/71

Jeanette Sullivan

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 or 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 14th day of August 1969

Jeanette Sullivan (SEAL)
Notary Public for South Carolina.
My commission expires: 1-1-71
RECORDED this 15th day of August 1969, at

Marie B. Phillips

10:17 A. M., No. #3902

166-253-2-8