(NTC)

TITLE TO REAL ESTATE. Prepared by SIMPSON, SIMPSON & ATTORNEY AT LAW, 118 MAIN STREET, GREENVILLE, SOUTH CAROLINA

FILED GREENVILLE CO. S. C. 11 CLERK C.T.H. R.M.C.

State of South Carolina / //

COUNTY OF GREENVILLE

Know All Men by These Presents: VOL 996 PAGE 334

That I, William W. Phillips,

in the State aforesaid, in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other valuable consideration~~XXXXXXX~~

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 grantee(s)

CLARA P. SCHWIERS, HER HEIRS AND ASSIGNS, FOREVER:

ALL MY RIGHT, TITLE, AND INTEREST IN AND TO all that certain piece, parcel, or lot of land situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, on Webster and Falls Streets, beginning at an iron pin on the corner of Falls and Webster Streets, and running in a northerly direction with Falls Street 25 feet to an iron pin; thence in an easterly direction, in a line parallel with said Falls Street 80 feet to an iron pin; thence in a southerly direction in a line parallel with Falls Street 25 feet to an iron pin on Webster Street; thence in a westerly direction with Webster Street 80 feet to the beginning corner of Webster and Falls Street.

Within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

The grantee agrees to comply with the demolition order heretofore issued by the City of Greenville, pertaining to the building now located on the subject property.

SOUTH CAROLINA DOCUMENTARY 70 CENTS; SOUTH CAROLINA DOCUMENTARY 1 DOLLAR; SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

1-500-61-S-4

For True Consideration See Affidavit

Book 39 Page 94

Greenville County Fee $ 3.85 Act No. 300 Sec. 1

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 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, 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, or Successors 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(s) and seal(s) this 11th day of March 1974

Signed, Sealed and Delivered in the Presence of

William W. Phillips (Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF ~~XXXXXXX~~ Lexington S.C.

Personally appeared before me 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 written deed, and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 11th day of March, A. D., 1974

Norma D. Castles (Seal)

Notary Public for South Carolina

My Commission Expires: April 9, 1979

State of South Carolina

COUNTY OF ~~XXXXXXX~~ Lexington S.C.

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 11th day of March, A. D., 1974

Norma D. Castles (Seal)

Notary Public for South Carolina

My Commission Expires: April 9, 1979

Janne D. Phillips

Janne D. Phillips

Cancelled (documentary) stamps attached: S.C. $ U.S. $

Recorded this day of APR 1 1974, 19..., at M., No. 24347

4328 RV-2