

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that WARD PHILLIPS

in consideration of ONE DOLLAR (\$1.00) AND ASSUMPTION OF THE WITHIN BELOW Dollars,
DESCRIBED MORTGAGE
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto MICHAEL PHILLIPS AND LINDA R. PHILLIPS, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot Number 142 as shown on plat of Coleman Heights, prepared by Terry T. Dill, dated February 1958, recorded in Plat Book RR at Page 115 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Alta Vista Circle at the joint front corner of Lots 141 & 142 and running thence with the common line of said lots, S. 00-40 E. 235.0 feet to an iron pin at the joint rear corner of said lots in line of this property and property of Mrs. Jan Bates; thence turning and running with the Bates property, S. 89-26 E. 150.2 feet to an iron pin at the joint rear corner of Lots 142 & 143; thence with the common line of said lots, N. 00-40 W. 238.5 feet to an iron pin at the joint front corner of said lots on the Southern side of Alta Vista Circle; thence with said Street, S. 89-20 W. 150.2 feet to an iron pin, the point of beginning

-376-513.2-1-50

This is the same property conveyed to the Grantor by deed recorded in Deed Book 988 at Page 267 in the R.M.C. Office for Greenville County. This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said lot, if any.

As a part of the consideration herein, the Grantees agree to assume that certain Mortgage to First Federal Savings & Loan recorded in Mortgage Book 1295 at Page 221 in the R.M.C. Office for Greenville County, South Carolina and having an original balance of \$18,900.00 and having a current balance of \$18,510.84.

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 hand(s) and seal(s) this 31 day of October 1975

SIGNED, sealed and delivered in the presence of:
Michael Phillips (SEAL)
Jan Bates (SEAL)
Peggy Sargene (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor'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 31 day of October 1975
Jan Bates (SEAL)
Peggy Sargene
Notary Public for South Carolina.
My Commission Expires 12/1/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }
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 31 day of October 1975
Linda Phillips
Notary Public for South Carolina.

RECORDED this 10/31/75 at 11:01 A. M. No. 11764

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