

Route # 3, Earlene Drive, Taylors, SC 29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE 00.870

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KNOW ALL MEN BY THESE PRESENTS, that WILLIAM H. PHILLIPS, III AND SYBIL S. PHILLIPS

in consideration of -----One Dollars and no/100-----(\$1.00)--- Dollars, and assumption of mortgage indebtedness as set forth below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JETHRO O. SHARPE AND NAOMI P. SHARPE, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as lot number Forty Four (44) as shown on plat of Pinewood Estates by H. S. Brockman, surveyor, dated November 7, 1958 and recorded in the RMC Office for Greenville County in plat book MM at page 55, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on County Road at the joint front corner of lots 43 and 44 and running thence, 90 feet with line of said county road to an iron pin at the joint front corners of lots 44 and 45; thence running 173 feet with the side line of lot number 45 to an iron pin at the joint rear corner of lots 44, 45 and 39; running thence 90 feet with the rear line of lots 39 and 40 to an iron pin at the joint rear corners of lots 40, 43, and 44; running thence 175.9 feet with the side line of lot No. 43 to an iron pin at joint front corners of lots 43 and 44 on County Road the point of beginning.

This is the identical property conveyed to the grantors by deed of J.O. Sharpe and Naomi Sharpe, recorded in the RMC Office for Greenville County in Deed Book 1001 at Page 172 dated June 14, 1974.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

The grantee expressly agrees to assume mortgage to First Federal Savings and Loan Association, recorded in Mortgage Book 1313 at Page 620 in the RMC Office for Greenville County dated June 14, 1974, on which the remaining balance of said mortgage is \$31,564.35.

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 25th day of February 1977

SIGNED, sealed and delivered in the presence of

[Handwritten signatures of witnesses]

WILLIAM H. PHILLIPS, III

SYBIL S. PHILLIPS

SYBIL S. PHILLIPS

SYBIL S. PHILLIPS

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 written deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25th day of February 1977

[Handwritten signature of Notary Public]

Notary Public for South Carolina

My commission expires 6/25/86

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

[Handwritten signature of Notary Public]

Notary Public for South Carolina

My commission expires 6/25/86

SYBIL S. PHILLIPS

RECORDED 6/25/77 day of FEB 8 1977 9:50 A.M.

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