

Cool Creek Drive, Greer, South Carolina
Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA } 27 3 43
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Terry L. Phillips, Angela D. Phillips, Kenneth R. Marlin and Renee D. Marlin

in consideration of Eleven Thousand, Eight Hundred Four and 86/100 Dollars,
(\$ 11,804.86) plus assumption of mortgage as noted 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 John K. McCanless and Pauline A. McCanless, their heirs and assigns, forever:

ALL that piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, near Gilreath Mill, containing 5.44 acres, more or less, being designated as the Lewis Hughes Tract on plat of W. Dennis Smith Property as shown on plat prepared by John A. Simmons, Surveyor, dated February 17, 1962, recorded in the RMC Office for Greenville County in Plat Book WW, Pages 230, 231 and 232, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a new road and running thence with the southern side of said road, N. 88-51 W., 100 feet to a point; thence with southern side of said road, N. 86-15 W., 213 feet to an iron pin; thence with the eastern side of said road, S. 4-56 E., 300 feet to an iron pin; thence S. 4-56 E., 272 feet to an iron pin; thence S. 45-04 W., 164 feet to an iron pin; thence S. 67-34 W., 100 feet to an iron pin; thence S. 77-04 W., 100 feet to an iron pin; thence S. 22-34 W., 168 feet to Clear Creek; thence down and with the meanderings of said creek, S. 69-15 E., 133 feet; thence N. 75-35 E., 173 feet; thence N. 35-55 E. 335 feet; thence N. 67-35 E., 162 feet to a point in creek; thence N. 23-30 W., 85 feet to an iron pin; thence N. 10-30 W., 123 feet to an iron pin; thence N. 1-09 E., 130.1 feet to an iron pin; thence N. 13-05 E., 227.8 feet to the beginning point.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and actually existing on the ground affecting the subject property.

DERIVATION: This is the same property conveyed to the Grantors by deed of Ellen M. Martin as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1073, Page 521, on February 10, 1978.

(See reverse side)

-289-633.3-1-35

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 grantees(s), and the grantee's(s)' heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 27th day of July 1978
SIGNED, sealed and delivered in the presence of

Edith Ann Chapman (SEAL)
Timothy H. Farr (SEAL)
Angela D. Phillips (SEAL)
Kenneth R. Marlin (SEAL)
Renee D. Marlin (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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

SWORN to before me this 27th day of July 1978
Timothy H. Farr (SEAL)
Notary Public for South Carolina 10-14-86
My commission expires:

Edith Ann Chapman
(Edith Ann Chapman)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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, 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 27th day of July 1978
Timothy H. Farr (SEAL)
Notary Public for South Carolina 10-14-86
My commission expires:

Renee D. Marlin
Angela D. Phillips

RECORDED this 27th day of July 1978 at M. No.

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