

Whereas, J. B. Phillips, departed this life about the year 1925, leaving of force his last Will now on file in the office of Judge of Probate in Greenville County; the said will leaving the tract of land hereinafter described to his wife, Isabella Phillips, who has also died in 1926, and all debts having been paid, and the executor having waived all claims to the premises, and we being unable to agree on a division of the land, and all being above twenty-one years of age, have agreed upon Private sale to the grantee herein, this deed is executed.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we J. B. Phillips, Annie Phillips, Grumbles, Augusta Phillips, Shipman and J. R. Grumbles in the State aforesaid, in consideration of the sum of Sixteen hundred (\$1600.00)

DOLLARS, to me in hand paid at and before the sealing of these presents by J. R. Hawkins

(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 J. R. Hawkins,

all of our respective rights, titles, and interest in, and to or in anyway concerning all that certain tract and parcel of land located in South Carolina, Greenville County, Saluda Township, and on the South side of Hamburg Creek, waters of North Saluda River, and being more fully and particularly described by metes and bounds in a deed from A. A. Phillips to J. B. Phillips dated 29th day of December, 1918, recorded in Vol. 34, at Page 127, in office of R. M. C. in and for Greenville County, said tract having been conveyed to A. A. Phillips by A. W. Humphreys by deed recorded in Vol. B.B.B. at Page 109, R. M. C. office in and for Greenville County, our interest in the said tract being a two-thirds undivided interest; it being our intention to convey the said two-thirds interest in the said tract above mentioned, except a certain tract heretofore conveyed by J. B. Phillips to W. M. Guest and J. B. Balleger, and also excepting and reserving a certain tract of three acres, conveyed by the said J. B. Phillips to Joseph Larnell. The remainder now owned by us being about one hundred (100) acres, be the same more or less, it being our intention to convey our interest in all the remainder now owned in the said boundary, it being understood and agreed, that the grantee herein takes the said interest free of lien except the taxes for 1927, which he is to pay.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anyway incident or appertaining, TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said J. R. Hawkins, his

heirs and assigns, forever. AND we ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. R. Hawkins, his heirs and assigns, against our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand, S. and seal, this 30th day of September in the year of our Lord one thousand nine hundred and Twenty Seven and in the one hundred year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. B. Phillips, Annie Phillips, Grumbles, Augusta Phillips, Shipman, J. R. Grumbles, J. R. Hawkins, Pet Wood, W. M. Guest, J. B. Balleger, J. B. Phillips, Annie Phillips, Grumbles, Augusta Phillips, Shipman, J. R. Grumbles

S. C. Revenue Stamps Cancelled Dollars 00 Cents 4

THE STATE OF SOUTH CAROLINA, County of Greenville, PERSONALLY appeared before me, Pet Wood

and made oath that he saw the within named J. B. Phillips, Annie Phillips, Grumbles, Augusta Phillips, Shipman

J. B. Larpford sign, seal, and as their act and deed, deliver the within written Deed; and that he, with J. B. Larpford witnessed the execution thereof.

SWORN to before me, this 30th day of September A. D. 1927. Pet Wood, J. B. Larpford Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville, RENUNCIATION OF DOWER

I, W. M. Guest, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Annie Phillips and Mrs. Annie Grumbles wife of the within named J. B. Phillips and J. R. Grumbles, respectively, did this day appear before me, and, 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 within named J. R. Hawkins, his heirs and assigns, all her interest and claim of Dower of, in, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 8th day of October A. D. 1927. Mrs. Annie G. Phillips, Mrs. Annie Grumbles, W. M. Guest Notary Public for S. C.

Recorded Oct. 10th 1927, at 11:50 o'clock, A. M.

END OF Doc