

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, S. R. Wiggin

in the State aforesaid
in consideration of the sum of Four Hundred & Fifty --- \$450.00-----

to me in hand paid, at and before the sealing of these presents by W. L. Phillips

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 W. L. Phillips the following described real estate.

All that certain lot or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as portions of Lots #76 and 77 of the subdivision known as Augusta Circle, and shown on a plat of record in the R. M. C. Office for Greenville County in Plat Book "F" at page 23 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Tomassee Ave., which iron pin is 170 ft. north of the northwest corner of Tomassee Ave., and a 15 foot street; thence N. 71.35 W. 150 ft. to an iron pin in line of Lot 107; thence N. 21.35 E. 57 ft. to an iron pin in line of lot #106; thence S. 71.35 E. 150 ft. to an iron pin on Tomassee Ave., which iron pin is 227 ft. North of the northwest corner of Tomassee Ave. and a 15 foot street; thence with Tomassee Ave. S. 21.35 W. 57 ft. to the point of beginning.

Being the same lot of land conveyed to me by Melville C. Westervelt, Trustee, dated Nov. 22, 1939 and recorded in R. M. C. Office for Greenville County, S. C. in Vol. 216 at page 128.

The above described land is the same conveyed to me by _____
on the _____ day of _____ 19____, deed recorded in office of
Register of Mesne Conveyance for Greenville County, in Book _____, Page _____

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 premises before mentioned unto the said W. L. Phillips, his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W. L. Phillips, his heirs and assigns, against myself and my heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this twenty-ninth day of June in the year of our Lord one thousand nine hundred and forty and in the one hundred and sixty-fourth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of S. R. Wiggin (L. S.)
L. A. Nelson (L. S.)
C. B. Martin (L. S.)

S. C. Stamps Cancelled, \$ 1 and 00 cents
U. S. Stamps Cancelled, \$ 0 and 50 cents

STATE OF SOUTH CAROLINA, }
Greenville County } PERSONALLY appeared before me L. A. Nelson
and made oath that he saw the within named S. R. Wiggin
sign, seal, and as his act and deed, deliver the within written Deed; and that he, with C. B. Martin witnessed the execution thereof.

SWORN to before me, this 29th day of June A. D. 19 40
C. B. Martin (L. S.) } L. A. Nelson
Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
Greenville County } Carolina RENUMCIATION OF DOWER
I, C. B. Martin, a Notary Public for South/ do hereby certify unto all whom it may concern, that Mrs. Pearle E. Wiggin the wife of the within named S. R. Wiggin did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named W. L. Phillips, his

heirs and assigns, all her 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 29th day of June Anno Domini 19 40
C. B. Martin (L. S.) } Pearle E. Wiggin
Notary Public for South Carolina

Recorded September 5th 19 40, at 11:16 o'clock, A. M. BY: E. G.