

TITLE TO REAL ESTATE-Prepared by RAINEY, FANT & MORRAH, Attorneys at Law, GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

SEP 6 10 47 AM 1949



Know All Men by These Presents:

That we, L. A. Moseley and C. Henry Branyon in the State aforesaid, in consideration of the sum of Four Hundred Fifty and No/100 DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Joe H. Phillips, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the South side of High Valley Boulevard, near the City of Greenville, in Gantt Township, Greenville County, South Carolina, being shown as Lot No. 54, Section 1, Plat of Fresh Meadow Farms, made by M. H. Woodward, May 21, 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book M, page 127 (see also Plat Book S, page 61), and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of High Valley Boulevard at joint front corner of Lots 53 and 54, and running thence along the line of Lot 53 S. 8-37 W. 250 feet to iron pin; thence N. 81-23 W. 87 feet to iron pin; thence along the line of Lot 55 N. 8-37 E. 250 feet to iron pin on the South side of High Valley Boulevard; thence along the South side of High Valley Boulevard S. 81-23 E. 87 feet to the beginning corner.

This property is subject to the restrictive covenants applicable to Fresh Meadow Farms which are now of record in the R. M. C. Office for Greenville County, S. C. in Deed Book 289, page 8.

Grantee to pay 1949 taxes.

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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 31st day of August in the year of our Lord One Thousand Nine Hundred and Forty-nine.

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

L. A. Moseley (Seal)
C. Henry Branyon (Seal)

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary

and made oath that she saw the within named grantor(s) L. A. Moseley and C. Henry Branyon sign, seal and as their act and deed deliver the within written deed, and that she, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 31st day of August A. D. 1949
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret McCreary

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Caroline B. Moseley and Mrs. Eunice B. Branyon, the wives of each of the within named L. A. Moseley and C. Henry Branyon 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 Joe H. Phillips, his Heirs and Assigns, all her interest and estate, and also all 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 31st day of August A. D. 1949
Patrick C. Fant (Seal)
Notary Public for South Carolina

Caroline B. Moseley
Eunice B. Branyon

Cancelled documentary stamps attached: S. C. \$ 47 A.
Recorded this 6th day of September 1949 at 10: M. No. 20943