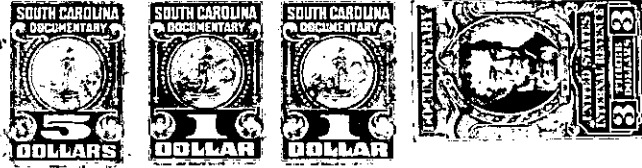


TITLE TO REAL ESTATE - Offices of J. M. WELLS, Attorney at Law, Green

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That Mavis I. Ducker in the State aforesaid, in consideration of the sum of Three thousand two hundred (\$3,200.00) 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

Johnnie T. Phillips

All that tract of land in Greenville Township, Greenville County, South Carolina, about three miles South of the City of Greenville, being designated as Lot No. 34 on a plat of the J. Rowley Yown property recorded in Plat Book H at page 51 in the R.M.C. Office for Greenville County, containing 2.94 acres, more or less, and having the following metes and bounds:

BEGINNING at a stake in the center of a 25 foot road (now known as Welcome Road) at the corner of Lot No. 35, and running thence along the line of that lot N-15-05 West 648 feet to a stake in the line of property formerly belonging to C. Y. Looper; thence along the line of the Looper property North 77-45 East 200.2 feet to a stake at the corner of lot No. 33; thence along the line of that lot South 15.05 East 676 feet to a stake in the center of said road South 74-55 West 200 feet to the beginning corner.

This is the same property conveyed to Mavis I. Ducker by Leo and Carol Cloninger on February 8, 1952 by a deed recorded in Volume 450 at page 460.

This property is located in school district 160, and is shown on the County Block Book at Page 242, Section 5, Lot 45.



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 3rd day of July in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of May H. Crymes and J. M. Wells.

Handwritten signature of Mavis I. Ducker and four blank lines for witnesses, each with a (Seal) label.

State of South Carolina, Greenville County

Personally appeared before me May H. Crymes

and made oath that s he saw the within named grantor(s) Mavis I. Ducker sign, seal and as her act and deed deliver the within written deed, and that she, with J M Wells witnessed the execution thereof.

Sworn to before me this 3rd day of July, A. D. 19 52 Notary Public for South Carolina

Handwritten signature of May H. Crymes.

State of South Carolina, Greenville County

NO RENUNCIATION OF DOWER I, J M Wells Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 25th day of July 19 52, at 4:40 P. M., No. 16487

242-5-45