

DEC 30 10 45 AM 1952

STATE OF SOUTH CAROLINA,

GREENVILLE

COUNTY

WILLIE FARNSWORTH

R.M.C

Know All Men by These Presents:

That I, Jerry A. (J. A.) Phillips in the State aforesaid, in consideration of the sum of One Dollar (\$1.00), love and affection 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 George J. Phillips, his heirs and assigns forever, all that piece, parcel or tract of land in Paris Mountain township, County of Greenville, State of South Carolina, lying situate and being on the northeast side of U. S. Highway No. 25, and about 7 miles north of the city of Greenville. This being a part of the land conveyed to Grantor by deed of Anna B. McAlister on the 27th day of November 1905, recorded in R.M. office for Greenville County, Book RRR, page 243, and all of the tract conveyed to H. Stella Phillips by deed of E. F. Marchbanks on 23rd of November, 1939, recorded in Book 250 Page 384, willed to Grantor by H. Stella Phillips. This being the northern tract of land as per plat and survey by W. P. Morrow, L.S. in January 1951. Having the following metes and bounds:

BEGINNING at an iron pin on Highway No. 25, joint corner with W. K. Lighttower and running thence N. 46.30 E 1618 ft. to iron pin thence N. 71.15 E. 980 ft. to a stone marked "X", thence S. 28.15 E. 650 ft. to iron pin joint corner with Southern tract; thence with line of southern tract S. 31.30 W. 2623 ft. to iron pin on Highway No. 25; thence with Highway No. 25 N. 39.20 W. 602 ft. to beginning corner, more or less.

The Grantor is reserving a piece or tract of land which is a part of the northern and southern tracts of land shown on plat by W. P. Morrow of two tracts of land, this reservation not shown on plat. This reservation is 165 ft. wide on highway and on back side and runs east or northeast for 1200 ft. This reserved tract of land is to be the property of the Grantor as his very own as long as he lives, after his death it is to become the property of each tract of land respectively as shown on plat and as called for in this deed and in deed on southern tract to Joe A. Phillips.

This tract contains two houses and outbuildings, size of tract 165 ft. by 1200 ft.

Taxes on said property is to be paid by Grantee.

Plat FF/N

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 20th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

Thomas J. Adkins (Seal)
John C. Jarrard (Seal)
Jerry A. (J.A.) Phillips (Seal)

State of South Carolina, Greenville County

Personally appeared before me Thomas J. Adkins

and made oath that he saw the within named grantor(s) Jerry A. (J.A.) Phillips sign, seal and as his act and deed deliver the within written deed, and that he, with John C. Jarrard witnessed the execution thereof.

Sworn to before me this 20th day of January, A. D. 1951
John C. Jarrard (Seal)
Notary Public for South Carolina

Thomas J. Adkins

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I,

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 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 30th day of December 1952, at 10:45 A. M., No. #28650