

TITLE TO REAL ESTATE—Prepared by H. K. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

H.M.G.

Know All Men by These Presents:

That We, J. W. and T. J. Phillips in consideration of the sum of TWENTY FIVE & 10/100 (\$25.00) in the State aforesaid, 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

W. A. OWINGS, his heirs and assigns forever,

All that lot of land in Greenville County, State of South Carolina, designated as Tract No. 1 on a plat of the property of J. W. & T. J. Phillips (known as Plat No. 2) made by H. S. Brockman, October 27, 1933, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin in the fork of two county roads, corner of Tract No. 2 shown on said plat, and running thence along line in a county road N. 5-13 W., 102 feet to a pin in the intersection of two county roads; thence S. 45 W., 377.5 feet to a pin in a county road; thence S. 33-00 E., 146 feet to the beginning corner.

Said tract contains 2 acre, more or less.

Subject to life estate held by Ethel Minter Owings.

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 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-four

Signed, Sealed and Delivered in the Presence of

Bertha B. Betsill

W. M. Swink

J. W. Phillips

T. J. Phillips

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina, Spartanburg #Greenville# County#

Personally appeared before me Bertha B. Betsill

and made oath that she saw the within named grantor(s) J. W. Phillips and T. J. Phillips sign, seal and as their act and deed deliver the within written deed, and that she, with W. M. Swink witnessed the execution thereof.

Sworn to before me this 20th day of January, A. D. 19 54

W. M. Swink (Seal) Notary Public for South Carolina

Bertha B. Betsill

State of South Carolina, Spartanburg #Greenville# County#

RENUNCIATION OF DOWER

I, W. M. Swink

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Edith C. Phillips & Margaret S. Phillips respective wives of the within named J. W. Phillips and T. J. Phillips

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 W. A. Owings, 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 20th day of January, A. D. 19 54

W. M. Swink (Seal) Notary Public for South Carolina

Edith C. Phillips

Edith C. Phillips

Margaret S. Phillips

Margaret S. Phillips

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 11th day of February 1954 at 11:47 A.M. M., No. #3175