

STATE OF SOUTH CAROLINA

FEB 20 12 19 PM 1954

GREENVILLE COUNTY

OLLIE FARNSWORTH

R. M. Know All Men by These Presents:

That I, Bruce C. Phillips,

in consideration of the sum of Ten (\$10.00) Dollars and assumption of mortgage set out below 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 grantee, Thelma Fisher Phillips, her heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, near the corporate limits of the City of Greenville, being known and designated as Lot No. 24 of a subdivision known as Woodland Hills according to a plat thereof prepared by Dalton & Neves, Engineers, in May, 1951, and recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Ridgewood Drive at the corner of Lot No. 23, and running thence along the line of that lot, S. 73-0 W. 170 feet to an iron pin; thence along the rear line of Lots 26 and 25, S. 17-0 E. 157.4 feet to an iron pin on the north side of Ridgewood Drive; thence along the north side of Ridgewood Drive, N. 43-00 E. 165 feet to an iron pin; thence along the curve of said Ridgewood Drive, N. 13-00 E. 52.5 feet to an iron pin on the west side of Ridgewood Drive; thence continuing along the west side of Ridgewood Drive, N. 17-00 W. 30 feet to the beginning corner.

The above described property is the same as conveyed to me by Talmer Cordell by his deed dated September 25, 1952 and recorded in the R. M. C. office for Greenville County in Deed Vol. 463, at page 441.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed on August 8, 1952 in the original sum of \$9650.00 by Talmer Cordell in favor of First Federal Savings and Loan Association of Greenville, recorded in the R.M.C. office for Greenville County in Mortgage Book 537, at page 73, on which there is a balance due of \$9592.36 as of this date.

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 her 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 17th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of

Mary Louise Sullivan

D. R. Cain

Bruce C. Phillips (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Mary Louise Sullivan

and made oath that she saw the within named grantor(s) Bruce C. Phillips

deliver the within written deed, and that she, with D. R. Cain sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 17th

day of February, A. D. 1954.

D. R. Cain (Seal)

Notary Public for South Carolina

Mary Louise Sullivan

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

Wife Grantee.

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

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this

day of February, A. D. 1954

(Seal)

Notary Public for South Carolina

Recorded this 20th day of February 1954

at 12:19 P.M., No. #4012

P157-227