

TITLE TO REAL ESTATE—PREPARED by HINSON & HAMER, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

AUG 1 10 08 AM 1960

Know All Men by These Presents:

That Bernice Hendricks in the State aforesaid, in consideration of the sum of Two Thousand Five Hundred and 82/100 DOLLARS, and assumption of mortgage described below, 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 John E. Phillips, his heirs and assigns,

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 138, Section 2 on Plat of Oak-Crest, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, pages 130 and 131, and having, according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin on the northeasterly side of Brownwood Drive, joint front corner Lots 139 and 138; and running thence along Brownwood Drive N. 60-48 W. 70 feet to an iron pin; thence N. 29-12 E. 150 feet to an iron pin; thence S. 60-48 E. 70 feet to an iron pin, joint rear corner Lots 139 and 138; thence S. 29-12 W. 150 feet to an iron pin, the point of beginning.

As a part of the consideration hereof, the Grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to First Federal Savings & Loan Association on which there is a balance due of \$7,349.18, said mortgage being recorded in Mortgages Volume 646; page 54.

This is the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County, South Carolina, in Deeds Volume 537, page 181.

Grantee to pay 1960 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 29th day of July in the year of our Lord One Thousand Nine Hundred and Sixty.

Signed, Sealed and Delivered in the Presence of

Marjorie A. Hill
Edward Ryan Hamer

Bernice Hendricks (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Marjorie A. Hill

and made oath that s/he saw the within named grantor(s) Bernice Hendricks sign, seal and as her act and deed deliver the within written deed, and that s/he, with Edward Ryan Hamer witnessed the execution thereof.

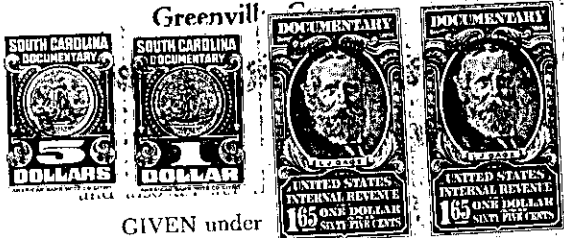
Sworn to before me this 29th day of July, A. D. 19 60
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Marjorie A. Hill

State of South Carolina,

RENUNCIATION OF DOWER
Grantor a Woman

Notary Public, do hereby certify



GIVEN under day of A. D. 19 (Seal) Notary Public for South Carolina

privately and separately examined by me, did declare that she does freely, fear of any person or persons whomsoever, renounce, release, and forever Heirs and Assigns, all her interest and estate, in or to all and singular the premises within mentioned and released.

Cancelled documentary stamps attached: S. C. \$ 1st. day of August 19 60, at 10:08 A. M., No. 3304
Recorded this 24-1-261