

BOOK 698 PAGE 544

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAY 25 11 29 AM 1952

CLERK

KNOW ALL MEN BY THESE PRESENTS, that I, Birdie Marie Phillips

in consideration of One (\$1.00) love and affection ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Margaret P. Hawkins,

All that lot of land in the county of Greenville, state of South Carolina, containing 1.58 acres being known and designated as Lot No. 1, on plat recorded in plat book WW page 243 of the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Phillips Road, the joint corner of Lots 1 & 2; thence with the southwest side of said Phillips Road N. 24-45 W. 190 feet to an iron pin corner of property of Seaborn; thence with the line of said property S. 60-50 W. 406 feet to an iron pin corner of Howard property; thence with the line of said property S. 38-45 E. 167.6 feet to an iron pin; thence continuing with the line of said property S. 62-00 W. 192 feet to an iron pin on the northeast side of the right of way of Poinsett Highway; thence with the northeast side of said Highway S. 26-40 E. 30 feet to an iron pin corner of Lot No. 2; thence with the line of said lot N. 61-45 E. 199 feet to an iron pin; thence continuing with the line of said lot N. 60-12 E. 360 feet to the beginning corner.

This is a portion of the property devised to the grantor by Hattie Marchbanks Phillips by her will on file in the Probate Court for Greenville County in Apartment 720 file 8.

This lot is conveyed subject to building restrictions applicable to the lots on said plat recorded in deed volume 698 page 495.

TOGETHER with the right to the use of Phillips Road shown on the above mentioned plat for ingress and egress to the above described lot, which easement and right of way shall be a covenant running with the land.

In addition to the restrictive covenants recorded in deed vol. 698 page 495, referred to above, no alcoholic beverages shall ever be sold or stored on this lot of land.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 24 day of May 19 62.

SIGNED, sealed and delivered in the presence of:

Birdie Marie Phillips (SEAL)

_____ (SEAL)

W. W. Wilkins _____ (SEAL)

Senobia Cox _____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24 day of May 19 62.

W. W. Wilkins (SEAL)
Notary Public for South Carolina.

Senobia Cox

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER GRANTOR IS A WOMAN.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 62.

_____ (SEAL)
Notary Public for South Carolina.

RECORDED this 25th day of May 19 62, at 11:28 A. M., No. 29201

-310-478-1-21-1