

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, Joe A. Phillips and Lavonia J. Phillips

in consideration of Two Thousand and no/1000--- (\$2000.00)-- 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

John C. Jarrard, his heirs and assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Bates Township, Greenville County, State aforesaid, on the Eastern side of Geer Highway described as follows:

BEGINNING at an iron pin on the East side of Cleveland Avenue, at corner of property (lot #19) property of Grantee, and running thence with eastern side of Cleveland Avenue; S 6-30 E 125 ft. to iron pin thence with line of Slater Manufacturing Company (J. P. Stevens & Company) N 68 E 145 ft. to iron pin; thence N 23°-56 W 91.4 ft. to iron pin; thence S 81 -45 W 111 ft. to beginning corner being the remainder of lot #18 as shown by Platt of W. P. Morrow and recorded March 30th, 1953, in Platt Book DD page 89 and further shown as lot #18-A by Revised platt made by Terry T. Dill, October 4th, 1958.

Grantee will assume 1964 taxes.

It is further agreed that the grantee will assume the balance due on mortgage to M. E. Garrett, in the amount of \$1700.00.

FILED
GREENVILLE CO. S. C.
JAN 29 3 24 PM 1964
OLLIE T. BARNWORTH
R. M. C.



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(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 29th day of January 1964 .

SIGNED, sealed and delivered in the presence of:

Joe A. Phillips (SEAL)
Lavonia J. Phillips (SEAL)
A.C. Simmond (SEAL)
Roy L. Monroe (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.

GIVEN to before me this 29th day of January 1964 .

Roy L. Monroe (SEAL)
A.C. Simmond (SEAL)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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(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

29th day of January 1964 .

Roy L. Monroe (SEAL)
Lavonia J. Phillips (SEAL)
Notary Public for South Carolina.

RECORDED this 29th day of January

1964, at 3:34

P. M. No. 21426

399-514.1-1-36