

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

JUN 1 10 28 AM 1964



That We, John F. Phillips & Frances B. Phillips

in the State aforesaid, in consideration of the sum of

Sixteen Hundred Fifty (\$1650.00) -----DOLLARS,

and assumption of mortgage 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 VAN H. BROWN & ANN D. BROWN,

All that piece, parcel or lot of land situate, lying and being on the southern side of Roberta Drive in the county of Greenville, state of South Carolina, being known and designated as Lot No. 51 as shown on Plat No. Three, Cherokee Forest, prepared by J. Mac Richardson, R.L.S., in January, 1959, and recorded in the RMC Office for Greenville County, S.C. in Plat Book QQ at pages 36 & 37, and having according to said plat, the following metes and bounds:

Beginning at an iron pin on the southern side of Roberta Drive at the joint front corner of Lots Nos. 50 and 51, and running thence with the line of Lot No. 50, S. 15-58 W. 191.7 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 73-45 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 51 and 52; thence with the line of Lot No. 52, N. 15-58 E. 216.2 feet to an iron pin on the southern side of Roberta Drive; thence with the southern side of Roberta Drive S. 74-02 E. 51 feet to an iron pin; thence continuing with the southern side of Roberta Drive S. 66-35 E. 35 feet more or less, to an iron pin; thence still continuing with the southern side of Roberta Drive S. 66-35 E. 24 feet to the point of beginning.

This is the same property conveyed to grantors by Donald E. Baltz by deed recorded July 14, 1961 in vol. 678 page 84 of the RMC Office for Greenville County, S.C., and is conveyed subject to restrictions applicable to said subdivision recorded in vol. 617 page 268, and to any recorded easements or rights of way.

THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE that certain mortgage given by grantors to C. Douglas Wilson & Co. in the original amount of \$18,000 recorded July 14, 1961 in vol. 863 page 39, on which there is a balance after June 1, 1964 of \$17,275.51.

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 their 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.

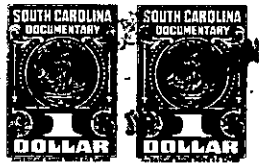
Witness the grantor's(s) hand and seal this 1 day of June in the year of our Lord One Thousand Nine Hundred and sixty-four.

Signed, Sealed and Delivered in the Presence of

W. W. Wilkins
Genobia Cox



John F. Phillips (Seal)
Frances B. Phillips (Seal)



State of South Carolina,
Greenville County

Personally appeared before me Genobia Cox

and made oath that she saw the within named grantor(s) John F. Phillips and Frances B. Phillips sign, seal and as their act and deed deliver the within written deed, and that she, with W. W. Wilkins witnessed the execution thereof.

Sworn to before me this 1 day of June, A. D. 19 64

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

Genobia Cox

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Frances B. Phillips wife of the within named John F. 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 Van H. Brown and Ann D. Brown, their

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 1 day of June, A. D. 19 64

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

Frances B. Phillips

76-1-166