

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED MAR 4 2 59 PM '70 OLLIE FARHSWORTH R. M. C. Know All Men by These Presents:

That I, J. C. PHILLIPS in the State aforesaid, in consideration of the sum of ELEVEN THOUSAND FIVE HUNDRED AND NO/100ths---- 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 LEON C. McABEE and ANNIE JANE M. McABEE, Their Heirs and Assigns Forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, containing four acres, according to survey by J. Mac Richardson, registered surveyor, dated June, 1947, and having according to said survey, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin in the center of Boiling Springs Road on line of property conveyed by W. Alvin Phillips and Florine G. Phillips to Hudson and running thence along the Hudson line, N. 79-06 6.75 chains, more or less, to iron pin; thence along the line of property of Hood, N. 0-40 E. 5.34 chains to iron pin; thence along the line of property of Ross, S. 78-25 W. 8.20 chains, more or less, to iron pin in center of Boiling Springs Road; thence along the center of said road, S. 14-39 E. 5.20 chains, more or less, to an iron pin at the point of beginning.

Less, However, that piece or parcel heretofore conveyed by W. Alvin Phillips and Florine G. Phillips to William R. Timmons by deed recorded in the R.M.C. Office for Greenville County in Deed Book 639 at page 517.

This is the same property conveyed to the Grantor herein by deed of W. Alvin Phillips and Florine G. Phillips dated April 28, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 797 at page 374.

This conveyance is subject to all restrictions, rights-of-way and easements of record.

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 2nd day of March in the year of our Lord One Thousand Nine Hundred and Seventy.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: J. C. Phillips, Hugh Z. Graham, Jr., and Jo-Ann T. Charping.

Notary Public seal for Jo-Ann T. Charping, Greenville County, South Carolina. Includes three \$1.00 documentary stamps and a payment stamp for \$12.65.

State of SOUTH CAROLINA County of GREENVILLE

Personally appeared before me Jo-Ann T. Charping

and made oath that she saw the within named grantor(s) J. C. PHILLIPS sign, seal and as HIS act and deed deliver the within written deed, and that he, with Hugh Z. Graham, Jr. witnessed the execution thereof.

Sworn to before me this 2nd day of March, A. D. 1970. Notary Public for South Carolina My Commission Expires: 12-3-79

Handwritten signature of Notary Public Jo-Ann T. Charping.

State of SOUTH CAROLINA County of GREENVILLE I, Hugh Z. Graham, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mae O. Phillips wife of the within named J. C. 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 Leon C. McAbee and Annie Jane M. McAbee, 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 2nd day of March, A. D. 1970

Handwritten signature of Mae O. Phillips.

Vertical handwritten number: 195-5403-1-15