

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

On 3 8 1975
CONNIE S. TANKERSLEY
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, John E. Anderson

in consideration of EIGHTEEN THOUSAND, FIVE HUNDRED AND NO/100 - - - - - 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

BOBBY RAY PHILLIPS and DONNA G. PHILLIPS, their heirs and assigns forever,

ALL that piece, parcel or lot of land with the improvements thereon situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina and being more particularly described as LOT No. 43, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C." made by Pickell & Pickell, Engineers, Greenville, S. C. on December 20, 1948 and recorded in the RMC Office for Greenville County in Plat Book S, at pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 1 Thomas Street and fronts thereon 114 feet.

The above conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property and as shown on the plat.

This being the same property conveyed to John E. and Nell G. Anderson by J. P. Stevens & Co., Inc. in Deed Book 382, at page 41 and thereafter conveyed by John E. Anderson to Nell G. Anderson as recorded in Deed Book 537, at page 459.

The said Nell G. Anderson died testate in Greenville County on January 2, 1969, leaving a Will by which the above described property was devised to the above named Grantor, John E. Anderson, as shown by the records of the Probate Court in APT. 1067, FILE 14.



37.00

20.35

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 2nd day of JUNE, 19 75

SIGNED, sealed and delivered in the presence of:

John E. Anderson (SEAL)

William H. Welch (SEAL)

Robert E. Spivey (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 2nd day of June 1975.

Robert E. Spivey (SEAL) *William H. Welch*

Notary Public for South Carolina.

My commission expires July 14, 1977

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of June 19 75

May Rhoda Anderson

Robert E. Spivey (SEAL)

Notary Public for South Carolina.

My commission expires July 14, 1977

28401

RECORDED this day of JUN 8 1975 at 2:19 P.M., No.

9214

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