

105 Hollymont Court, Simpsonville, S. C.

State of South Carolina,

County of GREENVILLE

VCL 1060 PAGE 686

KNOW ALL MEN BY THESE PRESENTS That GEORGE O'SHIELDS BUILDERS, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Mauldin

in the State of South Carolina

for and in consideration of the

sum of Seventeen Thousand and No/100 (\$17,000.00) Dollars and assumption of mortgage as set forth below,

~~dollars~~

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto PRATT DASHIELL PHILLIPS, III and SARAH JO PHILLIPS, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, situate, lying and being on the southern side of Hollymont Court cul-de-sac, being, shown and designated as Lot No. 15 on Plat of Holly Tree Plantation Subdivision, Section II, made by Piedmont Engineers and Architects, dated January 10, 1974, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D at pages 47 and 48 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Hollymont Court cul-de-sac, joint corner of Lots No. 15 and 18 and running thence with the common line of said lots S 16-53 W 130 feet to an iron pin; thence S 65-49 E 160.30 feet to an iron pin; thence N 22-35 E 32.27 feet to an iron pin; thence N 22-35 E 112.73 feet to an iron pin; thence N 54-15 W 124 feet to an iron pin on the southern side of Hollymont Court cul-de-sac; thence with the curve of the southern side of Hollymont Court, the chords of which are: N 55-13 E 35 feet, S 83-40 E 35 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Holly Tree Plantation dated February 9, 1976, and recorded February 13, 1976 in Deed Book 1031, page 595.

- 115 - 542.7-1-15

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and right of ways, if any, as may affect the above described property.

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Stamp: GREENVILLE COUNTY, PB. 11218, 104, 0000

GREENVILLE COUNTY

257785

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 18.70

542.9, 6, 7, 8

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