

STATE OF SOUTH CAROLINA } TITLE TO REAL ESTATE
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that I, Rosemarie Phillips

in consideration of Five Thousand and No/100-----(\$5,000.00)-----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 Leroy B. Best and Beatrice Best, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the east side of Somerset Avenue and being known and designated as forty feet of Lot No. 80 and eleven feet of Lot No. 81 of Anderson Road known as Highway 81, Highlands Community, plat of which prepared by Dalton and Neves, in 1939, recorded in the RMC Office for Greenville County in Plat Book J at Page 157, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Somerset Avenue and running thence along said Avenue, S.47-20 E. 90 feet to an iron pin on Hodge Street; thence along the western side of Hodge Street, S.42-40 W. 150 feet to an iron pin at the rear corner of Lot 46; thence along rear line of Lots 46 and 47, N.47-20 W. 90 feet to rear corner of Lots 79 and 89; thence N.42-40 E. 150 feet to the beginning point.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed from Edgar M. Bryant recorded in the RMC Office for Greenville County in Deed Book 833 at Page 548 on November 30, 1967.

The mailing address of the Grantees herein is 138 Somerset Avenue, Greenville, S. C.

[Faint signatures and stamps]

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) the 5th day of January 19 78.

SIGNED, sealed and delivered in the presence of:

[Signatures of Rosemarie Phillips, Kathy H. Brumby, and another witness] (SEAL)
Rosemarie Phillips (SEAL)
(SEAL)
(SEAL)

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JAN 5 1978
1057

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 5th day of January 19 78.

[Signatures of Notary Public and Kathy H. Brumby] (SEAL)
Notary Public for South Carolina
My Commission expires 1/15/85.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE } NOT NECESSARY-WOMAN GRANTOR.

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

_____ day of _____ 19 _____ (SEAL)
Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of JAN 5 1978 at 3:27 P. M., NO. _____

2-0001

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