

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 31 12 41 PM '78
CHRIS S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Morris W. Phillips and Laura D. Phillips,

in consideration of Twelve Thousand Nine Hundred Forty-three and 89/100 (\$12,943.89) Dollars,
and assumption of mortgage indebtedness referred to hereinbelow,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto Richard H. Burrell and Cynthia D. Burrell, their heirs and
assigns, forever:

ALL that lot of land in Greenville County, South Carolina, with buildings and improvements thereon, lying on the northeast side of Maryland Avenue, at the northern corner of the intersection of Maryland Avenue and Texas Avenue, near the City of Greenville, being shown as Lot No. 13 on a plat of Map No. 4, of Property of Talmer Cordell, recorded in the RMC Office for Greenville County in Plat Book "X", at Page 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern corner of the intersection of Maryland Avenue and Texas Avenue, and running thence along the northeastern side of Maryland Avenue, N. 60-43 W. 58 feet to an iron pin, joint front corner of Lots Nos. 13 and 14; thence with the joint line of said lots, N. 29-17 E. 150 feet to an iron pin; thence S. 60-43 E. 58 feet to an iron pin on the northwestern side of Texas Avenue; thence along the northwestern side of Texas Avenue S. 29-17 W. 150 feet to the beginning corner.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

-161-241-1-74

This is the same property conveyed to the grantors herein by deed of John C. Phillips, dated November 19, 1970, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 903, at Page 283, on November 24, 1970.

The grantees herein assume and agree to pay the balance due on that certain mortgage given by John C. Phillips to Cameron Brown Co., dated August 25, 1967, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1067, at Page 361, in the original principal sum of \$9,200.00, the outstanding balance due on said mortgage being the sum of \$7,556.11.

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 30th day of May, 19 78

SIGNED, sealed and delivered in the presence of:

Virginia D. McSwine
Chris S. Tankersley

Morris W. Phillips (SEAL)
Morris W. Phillips (SEAL)
Laura D. Phillips (SEAL)
Laura D. Phillips (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 30th day of May 1978.

Notary Public for South Carolina.

My commission expires 8/12/80

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUN

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 30th day of May 19 78

Notary Public for South Carolina.

My commission expires

RECORDED this MAY 31 1978 day of 19.

211-1-74 12:41 P.M.

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