

TITLE TO REAL ESTATE - INDIVIDUAL FORM Dillard, Mitchell & Ayers, P.A., Greenville, S.C.

ADDRESS:
1011 Edgemont Ave. Ext.
Greenville, S. C. 29611

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY, S.C.

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COUNTY OF GREENVILLE

JUL 3 10 19 AM '79

DONNIE STAMERSLEY

KNOW ALL MEN BY THESE PRESENTS, that WILLIS MARION PHILLIPS AND VICTORIA S. PHILLIPS,

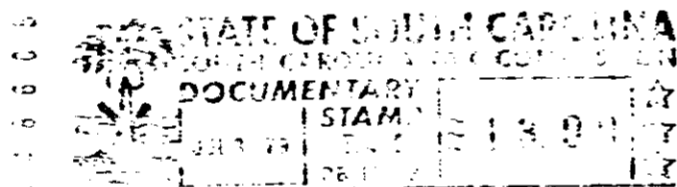
in consideration of Six Thousand Two Hundred Forty-Four and 34/100 (\$6,244.34)----- Dollars and assumption of mortgage indebtedness set forth below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto OLEY E. MORGAN AND RUTH T. MORGAN, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Edgemont Avenue Extension in Greenville County, South Carolina, being shown and designated as Lot No. 19 of Westwood Terrace (formerly known as Cedar Lane Gardens) on a Plat thereof dated August 27, 1955, recorded in the RMC Office for Greenville County in Plat Book GG, Page 139, reference to which plat is hereby craved for the metes and bounds thereof.

THE above described property is the same conveyed to the Grantors herein by deed of Barry Masters and Diane M. Masters by deed recorded on April 3, 1978 in Deed Book 1076, Page 364, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee agrees to pay in full that certain note and mortgage given to Collateral Investment Company in the original sum of \$26,900.00 recorded in Mortgages Book 1427, Page 756, on April 3, 1978, which has a present balance of \$26,705.66.

As a further part of the consideration of this deed, the Grantors hereby assign, transfer and set over unto the Grantees all their right, title and interest in and to any escrow deposits maintained by the Mortgagee in connection with the mortgage loan referred to above.



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 assigns against the grantor(s) and the grantor'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 July, 19 79.

Signed, sealed and delivered in the presence of:
JOHN M. DILLARD
MARY HAMMOND NETTLES

WILLIS MARION PHILLIPS (SEAL)
VICTORIA S. PHILLIPS (SEAL)

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 2nd day of July, 19 79.

Mary Hammond Nettles (SEAL)
Notary Public for South Carolina
My commission expires: 12/29/88

JOHN M. DILLARD

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of July, 1979.
Mary Hammond Nettles (SEAL)
Notary Public for South Carolina
My commission expires: 12/29/88

VICTORIA S. PHILLIPS

RECORDED this JUL 3 1979 at 10:19 A. M. No. 2079

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