

Our file No. 9419

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FAIR & FINE, INC.

1094-921

KNOW ALL MEN BY THESE PRESENTS, that William R. Phillips and Carol F. Phillips

26 Tranquil Ave
Greenville S.C. 29615

in consideration of Forty Eight Thousand, and No/100----- (48,000.00)----- 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 Marianne Scheuer her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being at the southerly intersection of Tranquil Avenue and Sharon Drive, being known and designated as Lot No. 53, on plat of Lake Forest Subdivision, Section I, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book CG, at page 17, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Tranquil Avenue said pin being the joint front corner of lots 53 and 54, and running thence with the common line of lots S. 26-07 E. 164.3 feet to an iron pin, the joint rear corner of Lots 53 and 54; thence N. 67-07 E. 120 feet to an iron pin on the southwesterly side of Shannon Drive; thence with the southwesterly side of Shannon Drive N. 29-31 W. 143 feet to an iron pin; thence on a curve, the chord of which is N. 71-59 W. 36.9 feet to an iron pin on the southerly side of Tranquil Avenue; thence with the southerly side of Tranquil Avenue S. 65-33 W. 85 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Grantors by Deed of J. Douglas Plowden recorded in the RMC Office for Greenville County, S. C., in Deed Book 948 at page 398, recorded on July 10, 1972 at 4:05 P.M.

Grantees herein to pay all 1978 Taxes.

-271- 277-2-55

This conveyance is made subject to all restrictions, zoning ordinances, setback lines, zoning ordinances, and right of way, if any, affecting the above described property.

COUNTY
\$2.50

together with all and singular the rights, members, benefits 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 and the grantee's heirs or successors and assigns forever. And the grantor do hereby bind the grantor and the grantor's heirs or assigns, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 3rd day of August, 1978

SIGNED, read and delivered in the presence of

William R. Phillips (SEAL)
Carol F. Phillips (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor sign and seal as the grantor and did believe the grantor to be the person who executed the same and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd day of August

W.C. Master (SEAL)

My commission expires 9-13-1988

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

RENUNCIATION OF DOWER

I, the undersigned Nancy F. Phillips, do hereby certify to all whom it may concern, that the undersigned is a widow of the above named grantor, respectively, and that she appears before me, and as she, upon being privately and separately examined by me, do believe that she does freely, voluntarily, and without any compulsion, fraud, force, or any person whatsoever, execute, release and forever relinquish, share, the same to the grantor and the grantor's heirs or assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises and the same, and all appurtenances thereunto.

GIVEN under my hand and seal this 3rd day of August 1978

Nancy F. Phillips (SEAL)
Carol F. Phillips

My commission expires 9-13-1988

RECORDED IN AUG 8 1978 2:19 P.

0928

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