

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FAIR & FAIR, ATTORNEYS

Vol 1084 p. 921

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

26 Tranquill 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 GG, at page 17, and having according to said plat the following metes and bounds, to-wit:

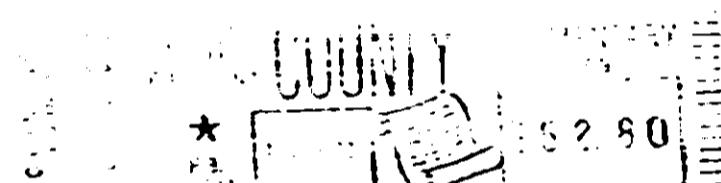
BEGINNING at an iron pin on the southerly side of Tranquil Avenue said pin being the joint front corner of lots 53 and 54, and running thence with the common line of lots S. 26-07 E. 164.3 feet to an iron pin, the joint rear corner of lots 53 and 54; thence N. 67-07 E. 120 feet to an iron pin on the 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.



together with all and singular the rights, members, appendages 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 grantee does hereby, by the grantee and the grantee's heirs or successors, 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 whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantee(s) hand(s) and seal(s) this 3 day of Aug 1978.

SIGNED, sealed and delivered in the presence of

 (SEAL)

William R. Phillips (SEAL)

 (SEAL)

Carol F. Phillips (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

PROBATE

I, the undersigned Notary Public, do hereby certify, to all whom it may concern, that the grantee, herein sealed and attested, delivered the within instrument, and this witness, with the other witness, subscribed thereto, were then and there present, and did then and there affix their signatures thereto, and did then and there declare that the instrument was executed in their presence, and that they did then and there witness the execution of the same, and that the instrument was executed in the manner and form therein set forth.

SWEORN to before me the 3rd day of August

H.C. Master

Notary Public, S.C.

My commission expires 9-13-1988

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify, to all whom it may concern, that the undersigned wife, one of the above named grantee(s), doth, by this instrument, renounce, and severally and separately from and between her and her husband, the said estate, inheritance, and all of her right and interest, in and to all her right and interest in, or to any and all real property, or the income thereof, and all other rights and interest in, or to any and all personal property, which she now has, or hereafter may have.

GIVEN under my hand and seal this

3rd day of August

H.C. Master

Notary Public, S.C.

My commission expires 9-13-1988

RECORDED ON

AUG 8 1978

2:19 P.M.

Carol F. Phillips

11775

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