5M—9-57 TITLE OF REAL ESTATE —Form 1371/2—W. A. Seybt & Co., Office Supplies, Greenville, S. C. STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Tenofu All Men by These Presents:

That .I, John W. Phillips, in consideration of the sum of One Dollar (\$1.00) love and affection,

in the State aforesaid,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Fred B. Phillips, his heirs and assigns forever;

All my right, title and interest in and to all that piece, parcel or lot of land in Greenville County, State of South Carolina, School District 135, Block Book 550 - 2, on or near the line between Butler and Austin Townships, being bounded on the North by County Road, on the East and South by lands of Phillips and on the West by lands now or formerly owned by W. McCall, and according to a plat prepared by H. S. Brockman, Surveyor, November 5, 1958, recorded in the R.M.C. Office for Greenville County in Plat Book "SS", page 81, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of County Road and running thence S. 86-00 E. 325 feet to a point in center of said Road; thence S. 45-15 W. 309.7 feet to a point; thence N. 85-45 W. 184.4 feet to a point on line of property now or formerly owned by McCall; thence N. 19-00 E. 242 feet to the point of beginning, containing, according to said plat, 1.37 acres, more or less.

This is a part of the land conveyed to J. W. Phillips by the Federal Land Bank of Columbia, by deed dated February 21, 1929 and recorded in the R. M. C. Office for Greenville County in Deeds Volume 112, page 401 and is a part of the same inherited by Florence B. Phillips, Mildred P. Lake, William R. Phillips, James R. Phillips, Jannette Phillips, Margaret P. Lake and John W. Phillips, as heirs-at-law of J. W. Phillips, deceased, as is shown by records on file in the Office of the Probate Court for Greenville County in Apartment 671, File 18 to which reference is made.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') rant and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s') hand. and seal' this day of July in the year of our Lord One Thousand Nine Hundred and for the presence of the said premises unto the grantee's(s') for the said premises and Administrators to war-any part thereof.

Signed, Sealed and Delivered in the Presence of this day of July (Seal) (Seal) (Seal) (Seal)