

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 742 PAGE 413

FEB 19 11 29 AM 1964

KNOW ALL MEN BY THESE PRESENTS, that Mauldin Construction Co.,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of

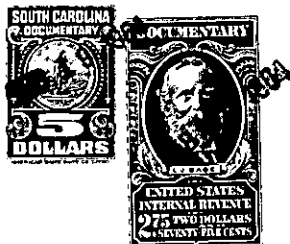
Twenty-Two Hundred and No/100-----(\$2200.00)-----Dollars,
and the assumption of mortgage set out below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

Ned F. Phillips and Bonnie B. Phillips, their heirs and assigns forever:

All that piece, parcel, or lot of land situate, lying and being in the State of South Carolina,
County of Greenville, Chick Springs Township, being known and designated as Lot No. 1 of
a subdivision known as "Extension to Pinehurst Drive" as shown on a plat thereof being
recorded in the R. M. C. Office for Greenville County in Plat Book UU, at Page 175, and
having, according to said plat, the following metes and bounds, to-wit:

•BEGINNING at an iron pin on the eastern side of Pinehurst Drive, and running thence
N. 61-50 E. 122.7 feet to an iron pin; thence S. 25-58 E. 80 feet to an iron pin, joint
rear corner of Lots 1 and 2; thence with the joint line of said lots, S. 61-50 W. 120.2
feet to an iron pin on the eastern side of Pinehurst Drive; thence with Pinehurst Drive,
N. 27-45 W. 80 feet to the beginning corner; being the same conveyed to grantor
corporation by Jack L. McAbee by deed dated November 29, 1963 and recorded in the
R. M. C. Office for Greenville County in Deed Vol. 737, at Page 305.

The grantees herein expressly assume and agree to pay the balance due on a certain
note and mortgage executed by L. M. Brown to Carolina Federal Savings and Loan
Association in the original sum of \$ 6,800.00, recorded in the R. M. C. Office for
Greenville County in Mortgage Book 843, at Page 522, on which there is a balance due of
\$ 6,000.00 as of this date.



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 18th day of February 1964.

SIGNED, sealed and delivered in the presence of:

MAULDIN CONSTRUCTION CO. (SEAL)

A Corporation
By:

Bruce Bogerman
N. E. Sawyer

President
W. C. Ballouay
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 18th day of February 1964.

Bruce Bogerman (SEAL)
Notary Public for South Carolina.

N. E. Sawyer

RECORDED this 19th day of February 1964, at 11:29 A. M., No. 23448

271-715.11-2-8