

(NTC)

Nov 24 2 39 PM '70

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

OLLIE FARNSWORTH R.H.C.

VOL 903 PAGE 283

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, John C. Phillips,

in the State aforesaid, in consideration of the sum of Five and No/100 (\$5.00) Dollars, love and affection, subject to mortgage ~~XXXXXX~~ hereinafter mentioned,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s)

MORRIS W. PHILLIPS AND LAURA D. PHILLIPS, FOR AND DURING THEIR JOINT LIVES, AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, HIS OR HER HEIRS AND ASSIGNS FOREVER, IN FEE SIMPLE:

All that lot of land in Greenville County, South Carolina, with buildings and improvements situate thereon, lying on the northeast side of Maryland Avenue, at the northern corner of the intersection of Maryland Avenue and Texas Avenue, near the City of Greenville, being shown as Lot No. 13, on a plat of Map No. 4, of Property of Talmer Cordell, recorded in the RMC Office for Greenville County in Plat Book "X", at Page 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern corner of the intersection of Maryland Avenue and Texas Avenue, and running thence along the northeastern side of Maryland Avenue, N. 60-43 W. 58 feet to an iron pin, joint front corner of Lots Nos. 13 and 14; thence with the joint line of said lots; N. 29-17 E. 150 feet to an iron pin; thence S. 60-43 E. 58 feet to an iron pin on the northwestern side of Texas Avenue; thence along the northwestern side of Texas Avenue, S. 29-17 W. 150 feet to the beginning corner.

DERIVATION: Deed Book 827, at Page 26.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

The within conveyance is subject to that certain mortgage from the grantor to Cameron-Brown Company, in the original amount of \$9,200.00, said mortgage being recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1067, at Page 361.

The grantor hereby transfers and assigns to grantee the insurance policy and escrow account in connection with the above loan.

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 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, 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') Heirs, or Successors 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(s) and seal(s) this 19th day of November, 19 70

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne (Seal)

John C. Phillips (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 19th day of November, A. D., 19 70

Sidney L. Jay (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of November, A. D., 19 70

Sidney L. Jay (Seal)
Notary Public for South Carolina Commission Expires October 20, 1979

Laura S. Phillips

Cancelled documentary stamps attached: U. S. \$ _____
Recorded this 24th day of November, 19 70, at P. M., No. #12463

167-1-1-74