

TITLE TO REAL ESTATE—Leatherwood, Walker, Todd & Mann, Greenville, S. C.

DEC 21 11 41 AM '70

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C. For True Consideration See Affidavit  
Book 33 Page 73

KNOW ALL MEN BY THESE PRESENTS, that I, SAM B. PHILLIPS, JR.

in consideration of Ten and No/100ths (\$10.00) and other valuable consideration, Dollars,  
including the assumption of a Mortgage as hereinafter set out  
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

J. CHARLES BARRINEAU & PHYLLIS R. BARRINEAU, 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, in the City of Greenville on the southern side of Broughton Drive, being known and designated as Lot 5, Section E of a revised portion of Croftstone Acres Subdivision, and being as shown on a plat thereof prepared by Piedmont Engineering Service, Greenville, S. C., dated August 8, 1950, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book Y, at page 91, according to said plat the within described premises have the following metes and bounds, courses and distances:

BEGINNING at an iron pin on the Southern side of Broughton Drive at the joint corner Lots 4 and 5, Section E, and running thence along the common line of said Lots, S. 17-35 E. 195.5 feet to an iron pin; thence along the common line of Lots 5 and 11, Section E, S. 54-51 W. 15.1 feet to an iron pin; thence along the common line of Lots 5 and 9, Section E, N. 78-07 W. 63.8 feet to an iron pin, the joint rear corner Lots 5 and 6, Section E; thence along the common line of said last mentioned Lots, N. 17-35 W. 168.0 feet to an iron pin on the Southern side of Broughton Drive; thence along the Southern side of Broughton Drive, N. 72-25 E. 70 feet to an iron pin, the point of beginning. Being the same property conveyed to the Grantor herein by Deed dated October 22, 1965 and recorded the same date in Deed Book 784, at page 495 in the R.M.C. Office for Greenville County.

As part of the consideration herein, the Grantees agree to assume the balance due on a Mortgage to Cameron Brown Company being recorded in the R.M.C. Office for Greenville County on November 5, 1963 in Mortgage Book 939, at page 459, and having a balance at this time of \$14,217.50.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) 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 December 1970 Sam B. Phillips, Jr. (SEAL)

SIGNED, sealed and delivered in the presence of:

A. Mavin QuattHebann  
Duke K. McCall Jr.



20 (SEAL)  
11.00 (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

PROBATE

Personally appeared 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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of December 1970.

Duke K. McCall Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires 5/26/79

A. Mavin QuattHebann

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) respectively, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 19th day of December 1970.

Duke K. McCall Jr. (SEAL)  
Notary Public for South Carolina  
My commission expires 5/26/79

Mary M. Phillips