

MAY 17 2 22 PM '76

TITLE TO REAL ESTATE - Law Office of DONNIE S. JAMES, JR., Greenville, South Carolina

R.H.C.

Vol 1036 408

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, R. L. Holcombe and Annie Sue Holcombe

in consideration of Ten and No/100---(\$10.00)---and love and affection----- 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 John E. Phillips, Jr. and Debra H. Phillips, their heirs and assigns forever;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southwestern side of Beagle Club Road and being known and designated as Tract No. 1 on a plat entitled "Property of R. L. and Annie Sue Holcombe", dated April 14, 1976, prepared by C. F. Webb, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 5-T at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Beagle Club Road, said pin being 80 feet, more or less, north of S. C. Highway No. 417 and running thence S.53-30 W. 475.8 feet to an iron pin; thence N.20-46 W. 580 feet to an iron pin; thence N.64-14 E. 465.2 feet to an iron pin on the southwestern side of Beagle Club Road; thence with said Road, S.20-08 E. 491.5 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

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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 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 13th day of May 1976.

SIGNED, sealed and delivered in the presence of:

Kathy H. Buring
Kathy H. Buring

R. L. Holcombe (SEAL)
R. L. Holcombe (SEAL)
Annie Sue Holcombe (SEAL)
Annie Sue Holcombe (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of May 1976.

Kathy H. Buring (SEAL)
Notary Public for South Carolina

Kathy H. Buring

My Commission Expires 4/7/79.

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 13th day of May 1976.
Kathy H. Buring (SEAL)
Notary Public for South Carolina

Annie Sue Holcombe
Annie Sue Holcombe

My Commission Expires 4/7/79

RECORDED this day of MAY 17 1976 at 3:02 P. M., No. 20080

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