

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.

OCT 13 10 45 AM '76

D. W. S. TAYLOR

KNOW ALL MEN BY THESE PRESENTS, that Elizabeth Peden Smith, Richard S. Peden, Mary Jane Peden, Patricia Smith Penland, John W. Peden and Fred Durham Peden

in consideration of Twenty Five Thousand and No/100 ----- (\$25,000.00) - 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 William A. Phillips, Jr., his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, South Carolina, in Greenville County, on the southwest side of the Old Spartanburg Road, containing 0.69 acre, as shown on plat of property of E. W. Peden dated April 10, 1967, prepared by C. O. Riddle, Registered Land Surveyor, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of the Old Spartanburg Road and running thence S. 44-38 E. 25 feet to an iron pin at the edge of the Old Spartanburg Road; thence continuing S. 44-38 E. 175 feet to an iron pin in line of property now or formerly of Elmore; thence turning and running S. 43-24 W. 150 feet to an iron pin; thence turning and running N. 44-38 W. 175 feet to an iron pin at the edge of the Old Spartanburg Road; thence continuing N. 44-38 W. 25 feet to a point in the center line of the Old Spartanburg Road; thence turning and running N. 43-24 E. 150 feet along the center line of the Old Spartanburg Road to a nail and cap, the point of beginning.

This conveyance is subject to any restrictions, reservations, zoning ordinances or easements that may appear of record or on the premises.

The above property is the same devised under the will of Edna Peden Talley as is more fully shown in the Office of the Probate Court for Greenville County in Apt. 1419, File 29.

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 here 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 12 day of October 1976  
SIGNED, sealed and delivered in the presence of:  
Elizabeth Peden Smith (SEAL)  
Richard S. Peden (SEAL)  
Mary Jane Peden (SEAL)  
Patricia Smith Penland (SEAL)  
John W. Peden (SEAL)  
Fred Durham Peden (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 12th day of October 19 76  
Notary Public for South Carolina. My Commission Expires: 11-19-79  
Greenville County Stamps Paid \$ 27.50 Act No. 230 Sec. 1

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, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12th day of October 19 76  
Notary Public for South Carolina. My Commission Expires: 11-19-79  
Barbara C. Peden - Richard's wife  
Lucille S. Peden - Fred's wife  
Mary Jane Peden - John's wife

RECORDED OCT 13 '76 At 10:45 A.M.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
OCT 13 1976  
PB 11218  
50.00

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