

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that

GRANTED FILED  
S.C.  
JAN 3 3 45 PM '81  
W. M. BYERSLEY  
Wade M. Byars, Jr. and Syble F. Byars

BOOK 1140 PAGE 530

in consideration of Ten Thousand and No/100----- Dollars,

(10,000.00)  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Ronald E. Phillips and Lorraine E. Phillips, their heirs and assigns forever:

All that parcel of land situate on the north side of a county road (known as Jones Mill Road), near the Town of Simpsonville, Greenville County, South Carolina containing 3.5 acres, and having according to a survey made by J. Don Lee, June 8, 1972, recorded in the RMC Office for Greenville, S.C. in Plat Book 4-Q, Page 147, the following metes and bounds, to-wit:

BEGINNING at a point in Jones Mill Road at the southwest corner of the tract of land herein described and runs then N. 32-17 W. 351.6 feet to an iron pin; thence N. 1-52 E. 100 feet to an iron pin; thence N. 87-52 E. 478.5 feet to an iron pin; thence S. 5-23 E. 300.5 feet to a railroad spike in Jones Mill Road; thence along Jones Mill Road S. 69-43 W. 234 feet to a nail and cap; thence continuing along Jones Mill Road S. 71-17 W. 108.1 feet to the beginning corner.

This being the same property conveyed to the grantors by deed of H. B. Cooper recorded in the RMC Office for Greenville County, S.C. in Deed Book 947 at Page 335 on June 29, 1972.

(17) 140-555.1-1-19

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



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 9th day of January, 19 81

SIGNED, sealed and delivered in the presence of

Wade M. Byars, Jr. (SEAL)  
Syble F. Byars (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of January 19 81

\_\_\_\_\_  
Notary Public for South Carolina (SEAL)

My commission expires 3-28-89

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, duress 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of January 19 81

\_\_\_\_\_  
Notary Public for South Carolina (SEAL)

My commission expires 3-28-89

RECORDED IN \_\_\_\_\_ DAY OF \_\_\_\_\_ 1981

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