

TITLE TO REAL ESTATE - Prepared by C. VICTOR PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 105 Sellwood Circle Vol. 1202 Page 337
S.C. Simpsonville, 29681

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIAM ALVIN PHILLIPS and FLORINE G. PHILLIPS,

JOHN R. HERSLEY
R.M.C.

in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00)-----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
JAMES ROBERT LANEY and CHRISTINE K. LANEY, Their heirs and assigns forever,

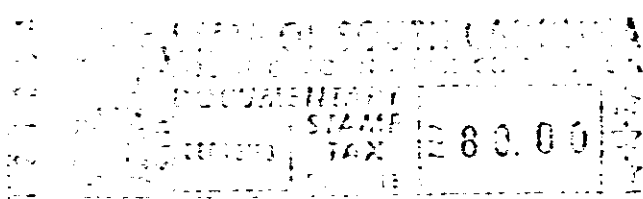
ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate on the east side of Sellwood Circle, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 51 on plat of Section 1 of Westwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4F, Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Sellwood Circle at the joint front corner of Lots 50 and 51 and runs thence along the line of Lot 50 due east 225 feet to an iron pin; thence N 0-06 E 60 feet to an iron pin; thence along the line of Lot 52 due west 85 feet to an iron pin; thence still along the line of Lot 52, N 42-43 W 134.8 feet to an iron pin on Sellwood Circle; thence along Sellwood Circle S 53-24 W 22.4 feet to an iron pin; thence S 41-15 W 37.8 feet to an iron pin; thence S 17-14 W 50 feet to an iron pin; thence still along Sellwood Circle S 3-22 E 69.8 feet to the beginning corner.

Being the same property conveyed to Grantor by deed of Jean P. Finch, dated February 7, 1983, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1182 at Page 312.

Subject to all easements and rights-of-way recorded in the RMC Office for Greenville County, South Carolina.

(18)-899-574.6-1-106



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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 12th day of December 1983

SIGNED, sealed and delivered in the presence of:

Francis Dawn Rimmer
C. Victor Pyle

William Alvin Phillips (SEAL)
Florine G. Phillips (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of December 1983

Francis Dawn Rimmer (SEAL)
Notary Public for South Carolina
My commission expires: 7-17-91

C. Victor Pyle

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, 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 12th day of December 1983
Francis Dawn Rimmer (SEAL)
Notary Public for South Carolina
My commission expires: 7-17-91

Florine G. Phillips

RECORDED this DEC 13 1983 19 at 9:29 A.M. No. 18706

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