

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, B. I. Phillips

..... in the State aforesaid,  
..... in consideration of the sum of  
Ten (\$10.00) Dollars and the assumption of two mortgages hereafter referred to..... DOLLARS

to me ..... in hand paid  
at and before the sealing of these presents by  
Mrs. Etta Scruggs

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said  
Mrs. Etta Scruggs

"All that tract or lot of land in Austin Township, Greenville County, State of South Carolina as follows: About six miles and one-half (6½) miles south of the City of Greenville, near and to the west of the Laurens Road, containing 8-1/10 acres, more or less, and having the following metes and bounds as shown by plat made by W. S. Baldwin, Surveyor, Nov. 17, 1919, to be recorded: Beginning at an iron pin at the corner of George A. Johnson's land and running thence N. 31½ E. 15.20 to an iron pin; thence N. 80-3/4 E. 14.30 to a stone on said Johnson's line; thence with Johnson's line S. 30½ E. 12.50 to the beginning corner. This tract of land being triangular in shape and being the same land conveyed to A. W. Vaughn by George J. Johnson by his deed dated November 24, 1919. ALSO: All that certain parcel or tract of land situate, lying and being in Austin Township, County and State aforesaid, and having the following metes and bounds, to-wit: Beginning at stone Smith's corner, thence S. 80-3/4 W. 14.30 to stone; thence N. 30½ W. 23.20 to stone; thence S. 54½ E. 22.05 to stone; thence N. 44-3/4 E. 7.14 to stone; thence S. 12-3/4 E. 10.00 to beginning corner, containing 18½ acres, more or less, and adjoining lands of George Johnson, Estate of E. S. Smith, and others, and being the same land conveyed to A. W. Vaughn by George A. Johnson by his deed dated March 20, 1919 and recorded in Vol. 34 at page 479, RMC Office for Greenville County. ALSO: All that other certain tract of land situate in Austin Township, Greenville County, South Carolina, and containing 14-15/16 acres, more or less, and being the same tract of land conveyed to G. A. Johnson by J. C. Costner and adjoins lands of Col. F. G. Mauldin, and the other tract of land described in mortgage.

The above described property is the same as was conveyed to me by J. B. Scruggs by his deed dated June 20, 1936 and recorded in the Office of the RMC for Greenville County in Book 186, page 118.

The mortgages to be assumed are: (a) the balance due on \$1600.00 mortgage given by J. B. Scruggs to Piedmont Savings and Trust Co., (b) the balance due on a mortgage given by B. I. Phillips to J. B. Scruggs.