

THE STATE OF SOUTH CAROLINA)
COUNTY OF Greenville.

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KNOW ALL MEN BY THESE PRESENTS: That I. W. H. Center,

in the State aforesaid, in consideration of the sum of Two Hundred (\$200.00)

to me in hand paid at and before the sealing of these presents by C. F. Phillips,

(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

C. F. Phillips, and his heirs and assigns forever,

all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, lying and being at the Southeastern intersection of Virginia Avenue and Sumter Street, near the Town of Greer, and being known and designated as Lot No. 48 on Plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R. M. C., Office for Greenville County in Plat Book P. at page 119, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southern side of Virginia Avenue at the joint front corner of lots No. 48 and 49, and runs thence along the common line of said lots S. 35-21 W. 170 feet to an iron pin on the Northern side of an alley; thence along the Northern side of said alley N. 54-39 W. 100 feet to an iron pin on the Eastern side of Sumter street; thence along the Eastern side of Sumter street N. 33-18 E. 145.1 feet to an iron pin; thence in a curved line, the chord of which is N. 79-19 E. 34.2 feet to an iron pin on the Southern side of Virginia Avenue; thence along the Southern side of Virginia Avenue S. 54-39 E. 80.7 feet to an iron pin, the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R. M. C. Office for Greenville County, in Deed Book 310 at page 417, reference to which is hereby made.

This being all of the same lot of land conveyed to me by J. P. Stevens & Co., Inc., by deed dated the 8th. day of April, 1948 and now unrecorded.

G8-2-47

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto
C. F. Phillips, and his,

Heirs and Assigns forever.