

TITLE TO REAL ESTATE - Offices of L. E. WOOD, Attorney at Law, Greer, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

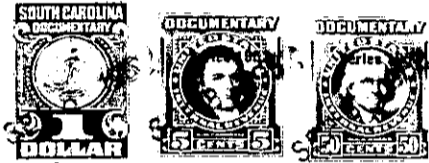
Know All Men by These Presents:

That I, -- Martha E. Phillips, in the State aforesaid, in consideration of the sum of Four hundred seventy-five and no/100 (\$475.00) - - DOLLARS, paid by J. B. Hawkins., Jr. to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), has (have) granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. B. Hawkins, Jr., his heirs and assigns forever:-

That certain lot of land, with any improvements thereon, in said County and State, Chick Springs Township, School District 285, near or in the City Limits of Greer, beginning at the southeast corner of intersection of Virginia Ave., and Sumter Street, and designated as lot #48 on plat of Development No.2, Victor Monaghan Co., division of J. P. Stevens & Co., recorded in Plat Book P, page 119, and having the following courses and distances, to-wit:-

Beginning at iron pin on the southern side of Virginia Avenue, joint front corner of lots Nos.48 and 49: thence along the common line of said lots, S 35-21 W one hundred seventy (170) feet to iron pin on the north side of alley; thence therewith, N 54-39 W one hundred (100) feet to iron pin on the eastern side of Sumter Street; thence therewith, N 38-18 E one hundred forty-five and one-tenth (145.1) feet to iron pin; thence in a curved line, chord of which is N 79-19 E thirty-four and two-tenths (34.2) feet to iron pin on the southern side of Virginia Avenue; thence therewith, S 54-39 E eighty and seven-tenths (80.7) feet to iron pin, the beginning corner.

This is the same conveyed to me by Ralph J. Phillips, by deed recorded in Vol. 455, page 482.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this fifth day of September in the year of our Lord One Thousand Nine Hundred and fifty-two: and 177th year of American Independence.

Signed, Sealed and Delivered in the Presence of

W.E. Westmoreland (Signature)

Martha E. Phillips (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me L.E. Wood

and made oath that he saw the within named grantor(s) Martha E. Phillips sign, seal and as her act and deed deliver the within written deed, and that he, with W. E. Westmoreland witnessed the execution thereof.

Sworn to before me this 5th day of September, A. D. 1952. W.E. Westmoreland (Seal) Notary Public for South Carolina

(Signature)

State of South Carolina, Greenville County

No RENUNCIATION OF DOWER I, woman grantor-

, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. wife of the within named

did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 8th day of September 1952, at 10:00 A. M., No. #19855

GB-2-47