

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MOLLIE FARNSWORTH
R.M.C.



Know All Men by These Presents:

That WE, C.W. PHILLIPS & ELIZABETH C. PHILLIPS in the State aforesaid,
in consideration of the sum of EIGHT HUNDRED (800.00) & NO/100 - - - - - DOLLARS,

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), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J.T. DEAN & ELIZABETH C. DEAN, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and consisting of the major portion of LOT SIXTY-THREE (63), of BLOCK D, on plat of Augusta Court, prepared by R.E. Dalton, Engr., in April, 1923, which plat is recorded in the R.M.C. Office, Greenville County, S.C. in Plat Book F, at page 124, and having according to a recent survey and plat of the property of C.W. Phillips, prepared by Dalton & Hayes, Engrs., in January, 1953, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Augusta Court at the joint front corner of Lots 2 & 3; thence along the joint line of said lots, N. 50-12 E. 143.7 feet to an iron pin; thence N. 57-12 E. 45.6 feet to an iron pin which is situate 14.4 feet N. 37-12 E. from the joint rear corner of Lots 2 & 3; thence through Lot 63, S. 52-22 E. 164.3 to an iron pin on the northerly side of Augusta Court, which pin is 22.1 feet from the joint front corner of Lot 62 & 63; thence along the northerly side of Augusta Court S. 40-38 E. 47.5 feet to point of beginning.

Being part of the lot conveyed to the Grantors by deed of J.D. Guess, recorded in said R.M.C. Office in Book No 27, at page 321.

Subject to such restrictions relating to the use of said property as may appear of record in said R. M. C. Office.

Grantors to pay 1953 taxes.

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 Their 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 28th day of January in the year of our Lord One Thousand Nine Hundred and FIFTY-THREE.

Signed, Sealed and Delivered in the Presence of

Louise M. Moore
P. Bradley Morris

✓ *C.W. Phillips* (Seal)
✓ *Elizabeth C. Phillips* (Seal)

_____ (Seal)

State of South Carolina,
Greenville County

Personally appeared before me Louise Moore

and made oath that she saw the within named grantor(s) C.W. Phillips & Elizabeth C. Phillips sign, seal and as their act and deed deliver the within written deed, and that she, with P. Bradley Morris, Jr., witnessed the execution thereof.

Sworn to before me this 28th day of January, A.D. 1953
P. Bradley Morris, Jr. (Seal)
Notary Public for South Carolina

Louise Moore

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, P. Bradley Morris, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mollie Farnsworth Phillips wife of the within named C.W. Phillips 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 J.T. Dean & Elizabeth C. Dean, their 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 28th day of January, A.D. 1953
P. Bradley Morris, Jr. (Seal)
Notary Public for South Carolina

Elizabeth C. Phillips

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 30th day of January 1953, at 12:23 P. M., No. #2246

214-5-12.1
(OUT OF 214-5-12)