

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

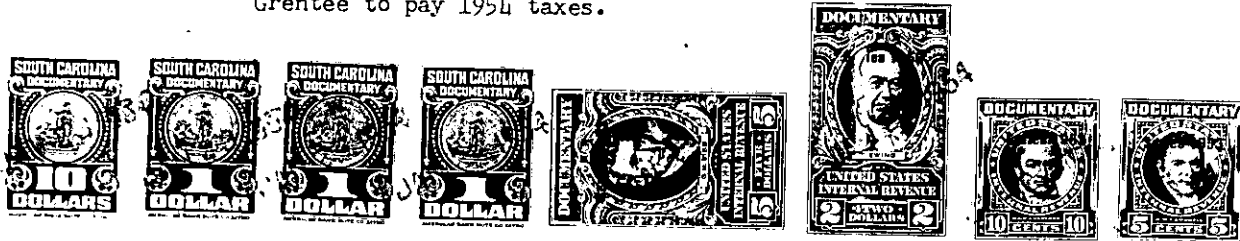
That we, George D. Eberhardt and E. J. McCarty, in the State aforesaid, in consideration of the sum of Sixty Two Hundred and Sixty and No/100 (\$6,260.00) DOLLARS, and subject to mortgage indebtedness of \$12,240.00 to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 T. Bernard Phillips and Evelyn J. Phillips, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, and being known and designated as Lot No. 1 as shown on a plat of property of Alvin Trammell recorded in Plat Book "DD" at page 63 in the R. M. C. Office for Greenville County, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin at the Northwest intersection of Wade Hampton Boulevard and Donnan Road, and running thence with Wade Hampton Boulevard, S. 43 W. 16.3 feet to an iron pin; thence continuing with said boulevard, S. 41-01 W. 128.2 feet to an iron pin in line of property now or formerly of Trammell; thence with Trammell's line, N. 41-56 W. 245 feet to iron pin, rear corner of Lot 4; thence with the rear line of Lots 2 and 4, N. 78-20 E. 234.8 feet to an iron pin in the West side of Donnan Road; thence with said road, S. 12-23 E. 125 feet to the point of beginning.

Being the same premises conveyed to the grantors by deed recorded in Book 481 at page 247.

Grantee to pay 1954 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') hands and seal s this 23rd day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of [Signatures of George D. Eberhardt and E. J. McCarty] (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Jeanette S. Reynolds and made oath that she saw the within named grantor(s) George D. Eberhardt and E. J. McCarty sign, seal and as their act and deed deliver the within written deed, and that she, with J. L. Love sign, seal and as their act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 23rd day of January, A. D. 1954 [Signature of Notary Public] (Seal)

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, J. L. Love, Notary Public, do hereby certify unto all whom it may concern, that Mrs. Hassie B. Eberhardt and Mrs. Minnie O. McCarty, wives of the within named George D. Eberhardt and E. J. McCarty, respectively, 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 T. Bearnard Phillips and Evelyn J. Phillips, their Heirs and Assigns, all her interest and estate, and also 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 23rd day of January, A. D. 1954 [Signatures of Hassie B. Eberhardt and Minnie O. McCarty] (Seal)

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 23rd day of January 1954, at 12:16 P.M. M. No. #1700 P15.7-2 55.1