

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED MAY 9 11 27 AM 1956

ALLIE FARKSWORTH

WHEREAS, on February 21st, 1940, C. S. Hammett conveyed 3.24 acres to "C. P. Phillips Estate" by deed recorded in the Greenville County R. M. C. Office in Deed Book 218 at Page 319; and

WHEREAS, the intention of said deed was to convey said property to the devisees of C. P. Phillips in the same interests and estates as said devisees took under the will of C. P. Phillips, deceased; and

WHEREAS, some question has arisen as to the force and validity of said deed;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, C. S. Hammett, in consideration of \$1.00 (One) Dollars and the recitations above, to me in hand paid at and before the sealing of these presents by the grantees (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release all my right title and interest in and to the property described below as follows:

1. Unto Matilda Phillips for and during her natural life;
2. A 1/3 interest in the remainder to Claude Phillips, his heirs and assigns forever; a 1/3 interest in the remainder unto J. C. Phillips, his heirs and assigns forever; a 1/3 interest in the remainder unto the following children of Marie Phillips Barnes, share and share alike: James Barnes, Gladys Barnes, Marshall Barnes, Ona Barnes and Mary Barnes, their heirs and assigns forever.

The property herein conveyed is described as follows:

All that tract of land in Chick Springs Township, Greenville County, South Carolina, about a mile and a quarter from the town of Taylors, containing 3.24 acres more or less, and more particularly described in the deed of C. S. Hammett, recorded in the Greenville County R. M. C. Office in Vol. 218 at Page 319, to which reference is craved for a fuller description.

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 Matilda Phillips for life with remainder unto the above named grantees in remainder according to their several interests, their heirs and assigns forever.

The Warranty given in the deed herein above mentioned is hereby ratified and affirmed, but no new Warranty is given in this deed, and it is understood that the original Warranty shall speak as of the time of the original deed.

Witness my hand and seal this 7th day of May, 1956.

Witnesses:

John S. Phillips
John S. Phillips

C. S. Hammett (Seal)

(Continued on Next Page)

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