

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorney

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

AUG 15 2 41 PM '58



Know All Men by these Presents:

That I, Ernest P. Phillips in the State aforesaid, in consideration of the sum of Sixty-one Hundred Four and 41/100 (\$6104.41) DOLLARS, and assumption of mortgage indebtedness

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is here- by acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. W. Pitts, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Eastern side of Oak View Drive, near Westminster Drive, being known and designated as the rear portion of lots # 39, 40 and 41 as shown on plat of the Estate of D.W. Cochran, recorded in the RMC Office for Greenville County, in Plat Book "I" at Pages 92 and 93, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on the Eastern side of Oak View Drive, which point is 15 9.1 feet Southwest from Westminster Drive, and running thence through lots # 39, 40 and 41, S. 52-04 E. 153.3 feet to an iron pin in line of lot # 44; thence with the line of said lot, S. 37-56 W. 60 feet to an iron pin in line of lot # 46; thence with the line of said lot, N. 52-04 W. 136 feet to an iron pin in the East side of Oak View Drive; thence with said Drive, N. 21-56 E. 62.4 feet to the beginning corner.

Being the same premises conveyed to the grantor by deed recorded in Book of Deeds 300 at Page 350.

As a part of the consideration the grantee assumes and agrees to pay the balance due on a mortgage held by Aiken Loan and Security recorded in Mortgage Book 353, Page 90, the balance being \$2895.59. GRANTEE is to pay 1958 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

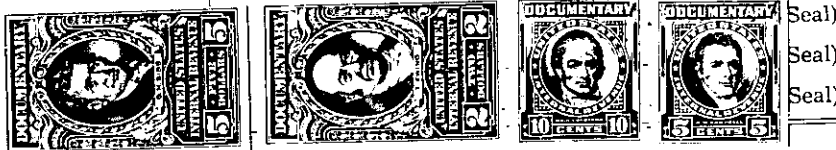
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 23 day of June in the year Fifty-Eight (Seal)

Signed, Sealed and Delivered in the Presence of

[Signature of Ena W. King]



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that he saw the within named grantor(s) Ernest P. Phillips sign, seal and as his act and deed deliver the within written deed, and that he, with Robert F. Plaxco, Jr. J. L. Love witnessed the execution thereof.

Sworn to before me this 23 day of June, A. D., 1958.

[Signature of Notary Public for South Carolina]

STATE OF SOUTH CAROLINA, Greenville County

J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lily B. Phillips wife of the within named Ernest P. 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. W. Pitts, his 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 23 day of June, A. D., 1958.

[Signature of Notary Public for South Carolina]

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 15th day of August 1958, at 2:41 P. M., No. 4436

215-4-1A