

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OCT 7 9 05 AM 1960

Know All Men by These Presents:

That I. W. H. Alford, in the State aforesaid, in consideration of the sum of Seventeen Hundred Fifty Seven and 29/100 DOLLARS, and assumption of mortgages 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 Thomas F. Phillips, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot 35 and a small portion of the rear part of Lot 34 of a subdivision known as McSwain Gardens, a plat of which is of record in the R. M. C. Office for Greenville County in Plat Book GG, at Page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Astor Street at the joint front corner of Lots Nos. 33 and 35 and running thence N. 28-20 E. 75.6 feet to a point in the rear line of that part of Lot 34 heretofore deeded to W. E. Kennedy by John F. Chandler; thence S. 89-21 E. 55.45 feet to a point in the western line of Lot No. 40; thence S. 18-03 E. 20 feet to a point at the joint rear corner of Lots 35, 39 and 40; thence S. 25-41 E. 199.6 feet to a point in the northern line of Lot 36; thence S. 64-19 W. 108 feet to a point on the western side of Astor Street at the joint front corner of Lots 35 and 36; thence with the western side of Astor Street N. 25-41 W. 199.6 feet to the point of beginning.

The above described property is the same conveyed to me by William R. Timmons, Jr. by deed dated July 1, 1959 and recorded in the R. M. C. Office for Greenville County in Deed Book 629, Page 333.

As a part of the consideration for the within conveyance the grantee assumes and agrees to pay the balance due on two certain mortgages, one by W. H. Alford to First Federal Savings and Loan Association in the amount of \$12,000.00 dated July 10, 1959 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 795, Page 355, and the other by W. H. Alford to William R. Timmons, Jr. in the original amount of \$1375.60 dated July 1, 1959 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 795, Page 412.

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 23rd day of September in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

John P. Mann (Signature)

W. H. Alford (Signature)



State of South Carolina, Greenville County

Personally appeared before me John P. Mann

and made oath that he saw the within named grantor(s) W. H. Alford sign, seal and as his act and deed deliver the within written deed, and that he, with J. R. Mann witnessed the execution thereof.

Sworn to before me this 23rd day of September, A. D. 1960

Notary Public for South Carolina (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, John P. Mann, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha R. Alford wife of the within named W. H. Alford 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 Thomas F. Phillips, his 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 23rd day of September, A. D. 1960

Notary Public for South Carolina (Signature)

Martha R. Alford (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page)

Recorded this day of 19, at M., No.

277-5-5-1