

FILED GREENVILLE CO. S. C.

MAR 20 12 18 PM 1962

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

CLERK OF THE COURT
R.M.C.

in consideration of Six Hundred Ninety & NO/100. (\$690.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Harold B. Phillips or Edna H. Phillips, their heirs and assigns forever:

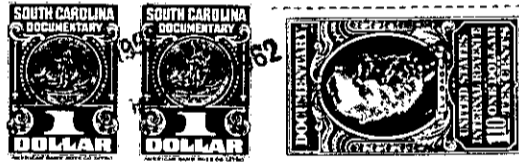
ALL that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 21, as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 55, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pinewood Drive, joint front corners of Lots Nos. 20 and 21 and running thence along the line of said lots, N. 20-25 W. 170.9 feet to iron pin to line of Lot 15; thence running with line of Lots 15 and 24, S. 69-35 W. 85 feet to iron pin rear corner of Lot 22; thence running with line of said lot, S. 20-25 E. 170.3 feet to iron pin on Pinewood Drive; thence running with said Drive, N. 69-58 E. 85 feet to iron pin at point of beginning.

NO residence to cost less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than thirty-five (35) feet to the front line; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks; all lots to be used for residential purposes only.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay 1962 taxes.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 17 day of March 19 62

SIGNED, sealed and delivered in the presence of:

J. Carlene Watson

_____(SEAL)
_____(SEAL)
_____(SEAL)
_____(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SAID to be before me this 17 day of March 19 62.

J. Carlene Watson (SEAL)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVE under my hand and seal this 17 day of March 19 62.
J. Carlene Watson (SEAL)
Notary Public for South Carolina.

RECORDED this 20th day of March 19 62, at 12:18 P.M. M., No. #23166

265-796-1-107