

MAY 17 12 08 PM 1963

OLLIE FARMNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas F. Phillips, of Greenville County,

in consideration of One Dollar (\$1.00) and assumption of mortgages set out below - - - - - 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 William R. Timmons, Jr. and W. T. Patrick, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near the City of Greenville, and being known and designated as Lot No. 35 and a small portion of the rear part of Lot No. 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 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 No. 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 40; thence S. 18-03 E. 20 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; being the same conveyed to me by W. H. Alford by deed dated September 23, 1960 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 660, at Page 279.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$12,000.00 executed by W. H. Alford to First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 795, at Page 355, the balance due thereon being the sum of \$ 10,957.13 as of this date. As a further part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$1,375.60 executed by W. H. Alford to William R. Timmons, Jr. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 795, at Page 412, the balance due thereon being the sum of \$ 1,375.00 as of this date.

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 14th day of May 1963.

SIGNED, sealed and delivered in the presence of: Thomas F. Phillips (SEAL) Thomas F. Phillips (SEAL) W.H. Alford (SEAL) Curtis Walker (SEAL)

STATE OF SOUTH CAROLINA } PROBATE } COUNTY OF Greenville } 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. SWORN to before me this 14th day of May 1963. Curtis O. Moore (SEAL) W.H. Alford Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER } COUNTY OF Greenville } 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. GIVEN under my hand and seal this 14th day of May 1963. Carolyn A. Abbott (SEAL) Elizabeth W. Phillips Notary Public for South Carolina.

RECORDED this 17th day of May 1963, at 12:08 P.M., No. 29575

271-277.3-5-1