



FILED GREENVILLE CO. S. C.

BOOK 731 PAGE 587

10 3 45 PM 1963



COUNTY OF GREENVILLE

LILLIE F. NORTH R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Marvin A. Hudson and Theresa B. Hudson

in consideration of forty-two hundred dollars (\$4,200.00) 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 James Perry Phillips and Cleora Lillian Phillips, their heirs and assigns forever:

All of that certain tract of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, lying on the east side of a new dirt road known as the Julian Road and having the following metes and bounds according to plat of Property of Marvin A. Hudson prepared by H. S. Brookman, Registered Surveyor which plat is recorded in the R. M. C. Office for Greenville County in Plat Book NN at page 188,

BEGINNING at an iron pin at the northeast corner of property of the grantorsherein ( which property is also being conveyed by this deed ) and running thence along the line of said property of the grantor, N. 71-45 W. 223 feet to a point in said road ( iron pin back on line at 19 feet ); thence with center of said road and the J. C. Phillips line N. 0-45 E. 440 feet to a point in center of said road ( iron pin being 17 feet east of this point on the north line ); thence along line of property now or formerly of R. D. Julian S. 89-15 E. 210 feet to an iron pin; thence continuing along along line of property now or formerly of R. D. Julian, N. 88-41 E. 371 feet to a point in the branch ( iron pin back on this line at 12 feet; thence S. 26-45 W. ( with branch as the line ) 471 feet to a point in said branch; thence S. 59-00 W. 185 feet to the beginning corner and containing 4.99 acres according to said plat, and being same conveyed to the grantors by deed in Deed Book 606, page 514.

ALSO that tract of land adjoining the above described property and being the same conveyed to the grantors herein by J. W. Jenkins by deed recorded in the R. M. C. Office for Greenville County in Deed Book 606, page 68, and being described as follows: BEGINNING at an iron pin and stone on the west bank of said road, joint corner of the J. C. Phillips tract and lands of Hudson, and runs thence with the Hudson line N. 32-15 E. 402 feet to an old iron pin, Hudson corner; thence a new line N. 72-15 W. 223 feet to a point in said road ( iron pin back on line at 19.2 feet ); thence with said road and the J. C. Phillips line S. 0-16 W. 406.5 feet to the beginning corner, containing one acre, more or less,

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 7th day of September 1963.

SIGNED, sealed and delivered in the presence of:

Theresa B. Hudson (SEAL)
Marvin A. Hudson (SEAL)
\_\_\_\_\_ (SEAL)
\_\_\_\_\_ (SEAL)

James D. McKinney Jr. (Signature)

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.

SWORN to before me this 7th day of September 1963.

James D. McKinney Jr. (Signature) Notary Public for South Carolina.

(Signature)

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.

GIVEN under my hand and seal this 7th day of September 1963. James D. McKinney Jr. (Signature) Notary Public for South Carolina.

Theresa B. Hudson (Signature)

RECORDED this 10th day of September 1963 at 3:45 P. M., No. 7618

195-5403-1-104