

TITLE TO REAL ESTATE—Prepared by HARPER D. HAWKINS, ATTORNEY AT LAW, GREER, SOUTH CAROLINA

State of South Carolina } GREENVILLE CO. S. C.
Greenville COUNTY } APR 11 4 11 PM 1967

Know All Men by These Presents:

That I, Betty G. Cooper, OLLIE FARMISWORTH R.M.C. in the State aforesaid, in consideration of the sum of Forty-three Thousand Five Hundred (\$43,500.00) - - - DOLLARS,

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 grantee(s) Donald E. Phillips and Patricia J. Ferguson and their heirs and assigns forever:

All that certain parcel or tract of land in Oneal Township of Greenville County, South Carolina, located about one-half mile west of Milford Baptist Church, bounded by lands of Dean Hudson, a tract reserved by the grantor, by the Groce Meadow Road and the Milford Church Road, being shown on a plat made by John A. Simmons, Surveyor, dated October 12, 1961, recorded in Plat Book WW, page 331, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at a nail in the Milford Church Road, and running thence N. 13-55 W. 1000 feet to an iron pin; thence S. 75-40 W. 70.3 feet to an iron pin; thence S. 14-20 E. 312 feet to an iron pin; thence S. 30-19 W. 243.4 feet to an iron pin; thence S. 11-00 W. 90 feet to an iron pin; thence S. 67-35 W. 369 feet to an iron pin; thence S. 90-45 W. 372 feet to a nail in the Groce Meadow Road (iron pin back on line at 20 feet); thence with Groce Meadow Road, S. 9-15 E. 199 feet to a nail in Milford Church Road; thence with the said road as follows: S. 86-20 E. 115 feet, S. 87-24 E. 284 feet, N. 87-25 E. 182.6 feet and N. 83-10 E. 450.8 feet to the beginning corner, containing 9.15 acres, more or less.

This is the same property conveyed to Betty G. Cooper by Larry Lee Cooper, Jr., by deed recorded in the R.M.C. Office for Greenville County. See deed to Larry Lee Cooper, Jr. from H.A. Hudson recorded in Deed Book 704, page 447, R.M.C. Office for said County.

Subject to all rights-of-way and easements of record.

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 their 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 4th day of April in the year of our Lord One Thousand Nine Hundred and Sixty - seven.

Signed, Sealed and Delivered in the Presence of

Doris A. Carpenter
H. H. Hawkins

Betty G. Cooper (Seal)



State of South Carolina

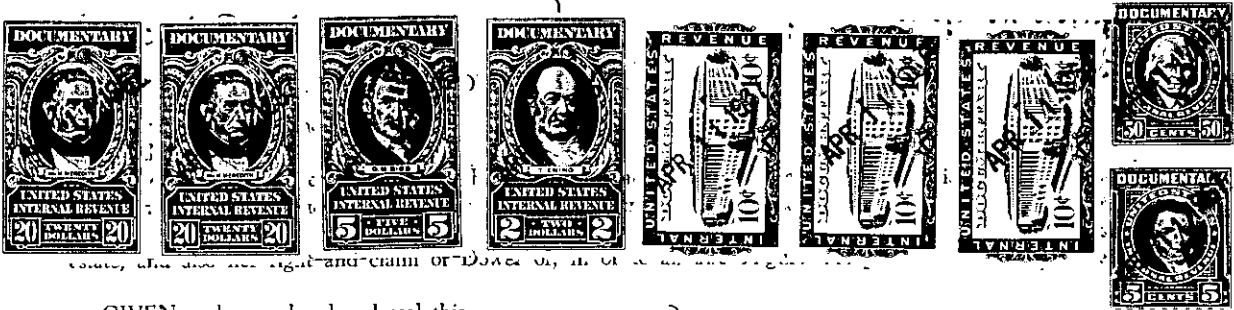
Greenville COUNTY } Personally appeared before me Doris A. Carpenter and made oath that he saw the within named grantor(s) Betty G. Cooper

deliver the within written deed, and that he, with H. D. Hawkins sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 4th day of April, A. D., 1967

H. H. Hawkins (Seal)
Notary Public for South Carolina

Doris A. Carpenter



by certify voluntarily, unto interest and

GIVEN under my hand and seal this day of A. D., 1967

Notary Public for South Carolina

633.3-1-1
315