

JUN 20 10 32 AM 1968

BOOK 846 PAGE 649

TITLE TO REAL ESTATE--Prepared by ~~Barbara D. Payne~~ A. C. Latimer ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA  
OLLIE T. J. SWORTH  
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Mrs. Virgil W. Phillips,

in the State aforesaid,  
DOLLARS,

in consideration of the sum of One Thousand Seven Hundred Twenty (\$1,720.00)  
and assumption of mortgage as stated below,

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)

ROBERT E. HART AND LOIS S. HART, THEIR HEIRS AND ASSIGNS FOREVER:

All that lot of land with the buildings and improvements thereon, situate on the east side of Essex Court, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 29 on plat of Essex Court, recorded in the RMC Office for Greenville County, South Carolina in Plat Book "W", at Page 31, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Essex Court at joint front corner of Lots Nos. 28 and 29, and running thence along the line of Lot No. 28, N. 86-15 E., 116.9 feet to an iron pin; thence S. 5-52 E. 60.04 feet to an iron pin; thence with the line of Lot No. 30, S. 86-15 W. 119.1 feet to an iron pin on the east side of Essex Court; thence along Essex Court, N. 3-45 W. 60 feet to the beginning corner.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 782, at Page 331 and the property is conveyed subject to utility easements, rights-of-way, and restrictions of record.

As part of the consideration, the grantees assume and agree to pay the balance due on that certain mortgage to C. Douglas Wilson & Co. in the original amount of \$6,500.00, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 885, at Page 263.

The grantor hereby transfers and sets over to the grantees the escrow account and insurance policy in connection with the above loan.

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Sec. 17-1-3000 Section 1

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 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, 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, or Successors 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(s) and seal(s) this 19<sup>th</sup> day of June, 1968

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne  
Austin C. Latimer

Mrs. Virgil W. Phillips (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 19<sup>th</sup>

day of June, A. D., 1968

Austin C. Latimer (Seal)  
Notary Public for South Carolina MY COMMISSION EXPIRES JANUARY 1, 1971

Barbara D. Payne

State of South Carolina

COUNTY OF GREENVILLE

"WOMAN GRANTOR"  
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern above named grantor(s) did this day appear before me, and each, upon being privately she does freely, voluntarily, and without any compulsion, dread or fear of any person or ever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and right and claim of Dower of, in or to all and singular the premises within mentioned



GIVEN under my hand and seal this \_\_\_\_\_

day of \_\_\_\_\_, A. D., 19\_\_\_\_\_

\_\_\_\_\_  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_ U. S. \$ \_\_\_\_\_, 1968 at 10:32 A.M. M. No. 32814  
Recorded this 20 day of June

100-1-4-4-2-1-519-1