

TITLE TO REAL ESTATE—Riley & Riley, Attorneys at Law, E. Coffee Street, Greenville, S. C.

BOOK 858 PAGE 220

STATE OF SOUTH CAROLINA

DEC 18 2 14 PM 1968

COUNTY OF GREENVILLE

OLLIE FARRISWORTH  
R.M.S.

County Stamps Paid \$3.85  
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Joel R. Phillips

in consideration of ----- Three Thousand, Five Hundred and No/100 (\$3,500.00) -----Dollars, plus assumption of mortgage, 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 O. Hawkins, his heirs or assigns, forever.

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being located on the southern side of Patti Drive and being known as Lot No. 5 of STAUNTON HEIGHTS, as shown by plat thereof prepared by Dalton and Neves, dated February 1964, and recorded in Plat Book RR at Page 167 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Patti Drive at the joint front corner of Lots 4 and 5 and running thence with the line of Lot No. 4, S. 13 W., 166.5 feet to an iron pin; thence N. 81-08 W., 110.37 feet to an iron pin on the eastern side of a future street; thence with the eastern side of said future street N. 13 E., 149.4 feet to an iron pin; thence with the curve of the intersection of said future street and Patti Drive, the chord of which is N. 58 E., 35.3 feet to an iron pin on the southern side of Patti Drive; thence with the southern side of Patti Drive S. 77 E., 85 feet to the beginning corner.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

As a part of the consideration for this conveyance, the Grantee assumes and agrees to pay the balance due on that certain note and mortgage given by the Grantor herein to Carolina Federal Savings and Loan Association in the original amount of \$13,100.00, recorded July 24, 1964 in REM Volume 966 at Page 245, upon which there remains a balance due of \$11,978.66.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 16th day of December 1968

SIGNED, sealed and delivered in the presence of:

Joel R. Phillips (SEAL)

Carolyn H. Cole (SEAL)

E.P. Riley (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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of December 19 68

Carolyn H. Cole (SEAL)  
Notary Public for South Carolina.  
My commission expires: 12/7/77

Edward P. Riley

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)' 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 16th day of December 19 68

Edward P. Riley (SEAL)  
Notary Public for South Carolina.  
My commission expires: 1/1/77

Anna B. Phillips

RECORDED this 18 day of Dec. 19 68 at 2:14 P. M., No. 14813

166-248-1-2-3