

State of South Carolina

MAY 26 1 34 PM '69

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

Know All Men by These Presents:

That I, Alvin Trammell,

in the State aforesaid,
in consideration of the sum of Twenty-Eight Thousand Five Hundred Fifty and No/100 (\$28,550.00)----- 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)

ROY EUGENE PHILLIPS AND MARY LEE PHILLIPS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the northerly side of Fernwood Drive, being shown and designated as Lot No. 3, on plat of Edwards Forest, Section IV, recorded in the RMC Office for Greenville County, S. C., in Plat Book "JJJ", at Page 82, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Fernwood Drive, joint front corner of Lots Nos. 3 and 4, and running thence with the common line of said lots N. 33-15 W. 175 feet to an iron pin; running thence N. 56-45 E. 100 feet to an iron pin; running thence with the common line of Lots Nos. 2 and 3, S. 33-15 E. 185.9 feet to an iron pin on the northerly side of Fernwood Drive; running thence with the northerly side of said Drive S. 62-59 W. 100.8 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground.

DERIVATION: Deed Book 861, at Page 41.

County Stamps Paid \$31.90
See Act No.380 Section 1

Grantees are to pay 1969 taxes.



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 26th day of May, 19 69

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne
Barbara D. Payne

Alvin Trammell (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 26th day of May, A. D., 19 69

Barbara D. Payne (Seal)
Notary Public for South Carolina Commission Expires January 1, 1970

Barbara D. Payne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of May, A. D., 19 69

Alvin Trammell (Seal)
Notary Public for South Carolina Commission Expires January 1, 1970

Alvin C. Trammell

Cancelled documentary stamps attached: S. C. \$ _____ U. S. \$ _____, 19 69, at 1:34 P.M., No. 28195
Recorded this 26 day of May

-276-729.2-1-153