

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

That WE, PHILIP L. HUGHES & GLENDA S. HUGHES Know All Men by These Presents:

in consideration of the sum of Twenty Thousand, Seven Hundred Fifty & No/100 in the State aforesaid, 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

JOSEPH HENRY PHILLIPS AND DEDRA D. PHILLIPS, Their Heirs and Assigns, Forever: ALL that lot of land, with the buildings and improvements thereon, situate, on the northwest side of Bedford Lane, near the city of Greenville, County of Greenville, South Carolina, being known as Lot #65 on Plat of Avon Park, recorded in the RMC Office for Greenville County in Plat Book KK, Page 71, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Bedford Lane at the joint front corner of Lot #64 and #65 and running; thence along the line of Lot #64 S 86 33W 176.3 to an iron pin; thence N 5-42 E 137.1 feet to one iron pin; thence along the line of Lot #65 S 78-17 E 173.6 feet to an iron pin, on the northwest side of Bedford Lane; thence along Bedford Lane in a southern direction 9.8 feet to an iron pin; thence still along Bedford Lane in a Southern direction 81.2 feet to a beginning point.

This is the same property conveyed to us by deed of W. James Williams on June 11, 1965 recorded in the RMC Office of Greenville County, Greenville, South Carolina in Deed Book #775 Page 377.

The grantees are to pay the 1970 taxes.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

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) hands and seals this 11th day of February in the year of our Lord One Thousand Nine Hundred and seventy.

Signed, Sealed and Delivered in the Presence of

Philip L. Hughes (Seal)
Glenda S. Hughes (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)
Patrick C. Fant (Seal)

Patrick C. Fant
Lillian M. Hugh



State of South Carolina, Greenville County Personally appeared before me, Lillian B. McHugh

and made oath that she saw the within named grantor(s) Philip L. Hughes and Glenda S. Hughes deliver the within written deed, and that she, with Patrick C. Fant sign, seal and as their act and deed witnessed the execution thereof.

Sworn to before me this 11th day of February, A. D. 19 70.
Patrick C. Fant (Seal)
Notary Public for South Carolina My Commission expires: 4-17-79

Lillian M. Hugh
COUNTY
2310
380 Sec. 1.1

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Glenda S. Hughes wife of the within named Philip L. Hughes did this day appear before me, and 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 Joseph Henry Phillips and Dedra D. Phillips their Heirs and Assigns, all her interest and estate, and also all 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 11th day of February, A. D. 19 70.
Patrick C. Fant (Seal)
Notary Public for South Carolina My Commission expires: 4-17-79

Glenda S. Hughes
Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 11th day of February 19 70, at 12:06 P.M., No. #17743

-276-733-3-71