

TITLE TO REAL ESTATE - Prepared by WILLIAM I. BOUTON, Attorney at Law, Greenville, S. C.

HAR 4 3 10TH 10

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that FRANCES P. BLACK, GENEVA P. HOOD AND JACK W. PHILLIPS

in consideration of FIVE AND NO/100 (\$5.00)----- Dollars,
AND LOVE AND AFFECTION FOR OUR FATHER, THE GRANTEE HEREIN,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto BEATTIE W. PHILLIPS, his heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located near the southwest intersection of Old Easley Bridge Road and Old Dunham Bridge Road, and being all of Lot No. 3, the major portion of Lot No. 2 and a small portion of Lot No. 1, shown on a plat of Arthur J. Phillips Property prepared by W. J. Riddle in April, 1948, said plat being recorded in the RMC Office for Greenville County in Plat Book S at Page 97. This property is shown in the Auditor's Office on Sheet 244, Block 1 as Lot Nos. 16 and 17.

This being a portion of the property conveyed to Beattie W. Phillips by a certain deed recorded in the RMC Office for Greenville County in Deed Book 371 at Page 03, and thereafter conveyed to Christine Phillips by a certain deed in Deed Book 416 at Page 495; less, however, the major portion of Lot No. 1 and a small portion of Lot No. 2 conveyed by Christine Phillips by a certain deed recorded in Deed Book 783 at Page 238.

The grantors and the grantee are the sole surviving heirs of said Christine Phillips who died intestate during December, 1969, reference being made to the Probate Court for Greenville County.

This conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or on the premises.

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)' hand(s) and seal(s) this 28th day of February 1970.

SIGNED, sealed and delivered in the presence of:

Linda C. Bouton
William I. Bouton

Frances P. Black (SEAL)
Geneva P. Hood (SEAL)
Jack W. Phillips (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 28th day of February 1970.

William I. Bouton (SEAL)

Linda C. Bouton

Notary Public for South Carolina.
My Commission expires December 11, 1979

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 28th day of February 1970

William I. Bouton (SEAL)

Genevieve B. Phillips

Notary Public for South Carolina
My Commission expires December 11, 1979

RECORDED this 4th day of March 1970 at 3:10 P. M., No. #19301

150-274-151017