

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

AUG 26 2 11 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that **We, Virgil Wayhe Phillips and Faye C. Phillips**

in consideration of **One (\$1.00) and no/100--** Dollars,
and 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 **Marvin E. Cannon, and his heirs and assigns, forever:**

All that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 22 on plat of Augusta Heights, plat of which is recorded in Plat Book K, at page 88 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Waverly Court, joint front corner of Lots 21 and 22, and running thence S. 26-38 E. 168 feet to an iron pin; thence N. 62-20 E. 60 feet to an iron pin; thence N. 26-38 W. 168 feet to an iron pin on Waverly Court, joint front corner of Lots 22 and 23; and thence along Waverly Court S. 62-20 W. 60 feet to an iron pin, the point of beginning.

And being the same property conveyed to the grantors herein by deed of Eddie B. and Joann T. Brown, recorded in Deed Book 777 at page 345, RMC Office for Greenville County.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay the balance due on the mortgage on said property held by Cameron Brown Company, recorded in Mortgage Book 922, at page 293, RMC Office for Greenville County.

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 **18th** day of **August** 19**70**.

SIGNED, sealed and delivered in the presence of:

Virgil Wayhe Phillips (SEAL)
Faye C. Phillips (SEAL)
Patrice D. Hall (SEAL)
Estelle Cannon (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF **Oconee** }

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(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 **18th** day of **August** 19**70**.

Patrice D. Hall (SEAL)
Notary Public for South Carolina.
My Commission expires:

Estelle Cannon

STATE OF SOUTH CAROLINA }
COUNTY OF **Oconee** }

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(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 **18th** day of **August** 19**70**.

Patrice D. Hall (SEAL)
Notary Public for South Carolina.
My Commission expires:
RECORDED this **26** day of **August** 19**70** at **2:11** P. M., No **4762**

Virgil Wayhe Phillips
Faye C. Phillips

-519- 212-4-46