

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 2 4 35 PM '70
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that We, Jerry A. Brown and Mary Alice S. Brown

in consideration of Twenty-One Thousand and No/100 (\$21, 000. 00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Thomas M. Phelps and Cheryle S. Phelps, their heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 45 of Section 1 of a subdivision known as Homestead Acres as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book RR at page 35 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Havenhurst Drive, joint front corner of Lots Nos. 45 and 46, and running thence with the joint line of said lots, N. 25-00 W. 206.7 feet to an iron pin; thence S. 75-43 W. 69 feet to an iron pin on the eastern side of Homestead Drive; thence with said drive, S. 2-10 E. 70.1 feet to an iron pin; thence continuing with said drive, S. 12-55 E. 132.7 feet to an iron pin; thence continuing with said drive as it intersects with Havenhurst Drive, following the curvature thereof, the chord of which is S. 69-20 E. 34.9 feet, to an iron pin on the northern side of Havenhurst Drive; thence with said drive, N. 65-00 E. 98.4 feet to the beginning corner.

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



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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 5th day of October 19 70

SIGNED, sealed and delivered in the presence of:

Dale Corley
Pat Doss

Jerry A. Brown (SEAL)
Jerry A. Brown

Mary Alice S. Brown (SEAL)
Mary Alice S. Brown

(SEAL)

(SEAL)

ALABAMA

STATE OF ~~SOUTH CAROLINA~~ }
COUNTY OF ~~Greenville~~ }
~~Jefferson~~

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 5th day of October 19 70

Dale Corley (SEAL)
Notary Public for ~~South Carolina~~ Alabama
My Commission Expires: 1/22/72

Dale Corley

ALABAMA

STATE OF ~~SOUTH CAROLINA~~ }
COUNTY OF ~~Greenville~~ }
~~Jefferson~~

RENUNCIATION OF DOWER

I, the undersigned Notary Pub^lc, 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 5th day of October 19 70

Dale Corley (SEAL)
Notary Public for ~~South Carolina~~ Alabama
My Commission Expires: 1/22/72

Mary Alice S. Brown
Mary Alice S. Brown

RECORDED this 8th day of October 19 70 at 4:39 P. M. No. #8482

276-16.1-1-315