

GREENVILLE CO. S. C.
FILED
DEC 9 10 43 AM '70
LILLIE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Greenville County
3-30
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, WALTER RODELL PHILLIPS, JR.

in consideration of Three Thousand and no/100 (\$3,000.00) Dollars,
and assumption of mortgage described below

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ELEANOR PEARLE SMITH, HER HEIRS AND ASSIGNS FOREVER:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as Lot No. 144, Section 1, Plat No. 2 of a revision of a subdivision known as Fresh Meadow Farms as shown on a plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book No. NN at Page 85, and having, according to a more recent survey prepared for Charles H. Cooper and Polly H. Cooper by R. B. Bruce, R. L. S., dated March 15, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Miracle Drive, joint front corner Lots No. 143 and 144, which point lies 360.3 feet northwest of the intersection of Miracle Drive and High Valley Boulevard and running thence with Miracle Drive, N. 44-00 W 70 feet to an iron pin, joint front corner Lots No. 144 and 145; thence along the joint line of said lots N 46-00 E 125 feet to an iron pin at the corner Lot No. 146; thence with the joint line of Lots 144 and 146, N 74-38 E 59.4 feet to an iron pin at the corner of property designated as "Play Grounds"; thence with the line of said property S 47-55 E 41.6 feet to an iron pin, joint rear corners Lots No. 144 and 143; thence with the joint line of said lots, S 46-00 W 180 feet to the beginning corner.

This is the same property conveyed to the Grantor by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 855 at Page 317.

As part of the consideration hereof, the Grantee(s) agree(s) to assume and pay, according to its terms, that certain note and mortgage given to Cameron-Brown Company; said mortgage being recorded in Mortgages Book 819, Page 97.

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

The grantee herein, by the acceptance of this deed, specifically assumes and agrees to pay the indebtedness due under the terms of a mortgage given by the grantor to Cameron-Brown Company, and recorded in Mortgage Book 819 at page 97, records of Greenville County, and also hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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(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 27th day of October 1970
SIGNED, sealed and delivered in the presence of:
Walter Rodell Phillips, Jr. (SEAL)

John Fisher
Frances R. Luitke



STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 27th day of October 1970.

Adam Fisher, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 3/19/79

Frances R. Luitke

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 27th day of October 1970.
Adam Fisher, Jr. (SEAL)

Notary Public for South Carolina, Adam Fisher, Jr.
My commission expires 3/19/79
RECORDED this 9th day of December 1970 at 10:43 A. M., No. #13571

156-1491-219-6-80