

TITLE TO REAL ESTATE - Prepared by Julius B. Aiken, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.
FEB 18 1 37 PM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, Patrica J. Phillips

in consideration of \$10,889.28 and assumption of mortgage to First Federal Dollars,

Savings and Loan in the sum of \$16,860.72
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto George B. & Nancy Adams, their heirs & assigns, all my right title and interest
in and to the following described property:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 61 on plat of Drexel Terrace dated April 1, 1961 and prepared by Piedmont Engineering Service, recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Page 177, and being more particularly described with reference to said plat, as follows:

BEGINNING at a point on the western side of Cunningham Road at the joint corner Lots 60 and 61, and running thence along the western side of Cunningham Road, S. 9-15 E. 105 feet to a point, joint front corner of Lots 61 and 62; thence turning and running along the common boundary of Lots 61 and 62, S. 80-45 W. 179.8 feet to a point in line of Lot 41, joint rear corner of Lots 61 and 62; thence turning and running along the rear line of lot 41, N. 8-28 W. 75 feet to a point, the jointer corner of Lots 41 and 42; thence along the line of Lot 42, N. 2-55 W. 48.2 feet to a point, joint rear corner of Lots 60 and 61; thence turning and running along the common boundary of Lots 60 and 61, N. 86-36 E. 174.7 feet to the point of beginning; being the same conveyed to me by George B. Parr, Jr. by deed dated December 14, 1967, and recorded in the R. M. C. Office for Greenville County in Deed Book 834, at Page 541.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat, 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(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 26th day of January 19 71.

SIGNED, sealed and delivered in the presence of:
Patricia J. Phillips (SEAL)
Julius B. Aiken (SEAL)
James B. Aiken (SEAL)
_____ (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(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 26th day of January 19 71.

James B. Aiken (SEAL) Julius B. Aiken
Notary Public for South Carolina.

My commission expires: 1-13-80.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER Not Necessary Woman Grantor

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
day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 18th day of February 19 71 at 1:37 P. M., No. #19169