

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

JAY 31 10 22 AM '71

GREENVILLE COUNTY

OLLIE FARNSWORTH

R. Know All Men By These Presents:

That I, BOBBY D. ALVERSON

in consideration of the sum of One Thousand (\$1,000.00) ----- DOLLARS, and assumption of mortgage set out below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JERRY B. PHILLIPS, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the Town of Mauldin on the Northwestern corner of the intersection of Drury Lane and Bon Air Street and being known and designated as Lot No. 48 on plat of Glendale, recorded in the RMC Office for Greenville County in Plat Book "G", at pages 32 and 33, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northern side of Drury Lane at the joint corner of Lots Nos. 48 and 49 and running thence along said Lane S. 78-44 E. 110 feet to an iron pin; thence with the curve of the intersection of said Lane and Bon Air Street, the chord of which is N. 56-16 E. 35.3 feet to an iron pin, thence along the Western side of Bon Air Street N. 11-16 E. 130 feet to an iron pin; thence N. 78-44 W. 135 feet to an iron pin; thence along the joint line of Lots Nos. 48 and 49 S. 11-16 W. 155 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed dated February 20, 1969, and recorded in the RMC Office for Greenville County in Deed Book 862, page 369.

As a part of the consideration hereof the grantee agrees to assume and pay the remaining balance on that certain note and mortgage given to The Prudential Insurance Company of America dated March 2, 1966.

This deed is made subject to any restrictions and 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 the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's (s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's (s') Heirs and Assigns against the grantor(s) and the grantor's (s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's (s') hand and seal this 28 day of May in the year of our Lord One Thousand Nine Hundred and seventy one.

Signed, Sealed and Delivered in the Presence of

Ernest J. Howard
Johnny A. Lee

Bobby D. Alverson (Seal)
(S Seal)
(S Seal)
(S Seal)
1.10 (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 28th day of May, A. D. 19 71
Ernest J. Howard (Seal)
Notary Public for South Carolina MY COMMISSION EXPIRES SEPTEMBER 23, 1974

Johnny A. Lee

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(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 May, A. D. 19 71
Ernest J. Howard (Seal)
Notary Public for South Carolina MY COMMISSION EXPIRES SEPTEMBER 23, 1974

Mrs. Brenda Alverson

Recorded this 31 day of May 19 71 at 10:32 A.M. No. 28814

799-MA.1-1-69