

NTC)

State of South Carolina GREENVILLE, CO. S. C.

Know All Men by These Presents:

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COUNTY OF GREENVILLE

FILED JUN 10 11 00 AM '71 OLLIE FARNSWORTH

That I, Hobart Phillips,

in consideration of the sum of One Hundred and No 100 (\$100.00)----- in the State aforesaid, DOLLARS,

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 grantee(s).

LARRY STEVE PHILLIPS AND MARY ANN PHILLIPS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the westerly side of an unpaved road, containing 1.19 acres, more or less, as shown on plat of Property of Larry Steve Phillips and Mary Ann Phillips, prepared by Carolina Surveying Company, on May 27, 1971, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of an unpaved road, at a point 400 feet, more or less, from the intersection of an unpaved road and South Carolina Highway 11, and running thence with the center line of said road, S. 42-31 E. 80.9 feet to a nail and cap; thence continuing with said road, S. 58-43 E. 126.6 feet to an nail and cap; running thence S. 62-03 W., and crossing a new iron pin at 20.5 feet, 321.7 feet to a new iron pin; running thence N. 11-30 W. 309.2 feet, crossing a new iron pin 33 feet back on line, to the center line of Spriggs Creek; thence with the center line of Spriggs Creek, the following courses and distances, the traverse lines of which are: S. 74-29 E. 58.2 feet, N. 42-50 E. 43.9 feet, S. 33-43 E. 31.4 feet; S. 81-06 E. 43.3 feet, and N. 51-58 E. 40.9 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with zoning regulations.

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 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, 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, or Successors 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(s) and seal(s) this 28th day of May, 19 71

Hobart Phillips (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne (Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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

Barbara D. Payne (Seal) Notary Public for South Carolina Commission Expires October 20, 1979

Barbara D. Payne

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or 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

Hobart Phillips

Notary Public for South Carolina Commission Expires October 20, 1979

355-662:6-1-6.2 355-OUT OF 662:6-1-6