

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that GERALD PHILLIPS

in consideration of Thirty Thousand and No/100-----(\$30,000.00) 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 LANDEL PROPERTIES, a partnership, its heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the Western side of Toy Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 5 of Block B-7 on a Plat of the subdivision of BOYCE LAWN ADDITION recorded in the RMC Office for Greenville County, S. C., in Plat Book A, page 179, and having the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of a 15-foot alley with Toy Street which is 200 feet South of the intersection of Toy Street and East North Street, and running thence along the Southern side of said 15-foot alley, S. 76-45 W., 150 feet to an iron pin at the corner of Lot No. 4; thence along the line of Lot No. 4, and Lot No. 4 1/2, S. 15-00 E., 64 feet 4 inches to an iron pin at the rear corner of Lot No. 5 1/2; thence along the line of Lot No. 5 1/2 in a Northeasterly direction, 150.3 feet to an iron pin on the Western side of Toy Street; thence along the Western side of Toy Street, N. 15-00 W., 54 feet to an iron pin, the beginning corner, said property being shown on the Greenville City Block Book as Lot 17, Block 2, on Sheet 46 in District 500.

The above property is the same conveyed to the Grantor, Gerald Phillips and R. T. Benton by deed of Hassie W. Durham, et al, recorded in Deed Book 791, page 431, and is hereby conveyed subject to rights of way, easements, and restrictions of public record. R. B. Benton conveyed his one-half undivided interest in and to the above described property to Gerald Phillips by deed recorded in the RMC Office for said County and State in Deed Book 811, page 419.

The Grantee agrees to pay Greenville County and City of Greenville property taxes for the tax year 1972 and subsequent years.

Landel Properties is a partnership organized and existing pursuant to the Uniform Partnership Act of the State of South Carolina and title to the above described property is taken by said partnership pursuant to Sec. 52-13 of the Code of Laws of The State of South Carolina of 1962, as amended.

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 assigns against the grantor(s) and the grantor'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 12th day of July 19 72

SIGNED, sealed and delivered in the presence of:

with O Bayle A. Welling
with (2) C. I. King

Greenville County
Stamps
Paid \$33.00
Act No. 330 Sec. 1



500-46-2-17

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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 12th day of July 1972

Bayle A. Welling (SEAL)
Notary Public for South Carolina
My commission expires: *6/18/81*

C. I. King
with O Bayle A. Welling
notary

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RENUNCIATION OF DOWER GRANTOR NOT MARRIED

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 July 19 72.

Mr. Phillips (SEAL)
Notary Public for South Carolina
My commission expires: *13th* July 19 72

RECORDED this 13th day of July 19 72 at 10:26 A. M., No. 1111