

(NTC)

GREENVILLE CO. S. C.

VOL 955 PAGE 373

TITLE TO REAL ESTATE—Prepared by ELIZABETH RIDDLE L. J. ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE

Know All Men by These Presents:

That Vaughn Equipment & Supply Co., Inc. (now by change of name, Vaughn Realty, Inc.)

in consideration of the sum of exchange of real estate valued at Thirty-Thousand and No/100-----DOLLARS, (\$30,000.00) and assumption of mortgage,

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) ERNEST P. PHILLIPS AND LILY B. PHILLIPS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the northeasterly intersection of Queen Ann Road and Castlewood Drive, being shown and designated as Lot No. 50, on Map No. 2, Foxcroft, Section 2, as recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 N", at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly side of Castlewood Drive, joint front corner of Lots Nos. 50 and 51, and running thence with the joint lines of said lots, S. 74-14 E. 150 feet to an iron pin in line of Lot No. 49; thence with line of Lot No. 49, S. 16-46 W. 158.6 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of said Road, N. 72-46 W. 13.8 feet to a point; thence continuing with said Road, N. 70-35 W. 111.9 feet to an iron pin; thence with the intersection of Queen Ann Road and Castlewood Drive, N. 25-34 W. 35.4 feet to an iron pin on the easterly side of Castlewood Drive; thence with the easterly side of said Drive, N. 17-11 E. 61.4 feet to a point; thence continuing with said Drive, N. 15-46 E. 63 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 tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 940, at Page 559.
Grantees are to pay the 1972 taxes.

As a part of the consideration, grantees assume and agree to pay the balance due on that certain mortgage to Fidelity Federal Savings and Loan Association, Greenville, S. C., dated 10 April 1972, recorded 11 April 1972, RMC Office for Greenville County, S. C., Mortgage Book 1228, at Page 605, upon which there is a present balance due of \$35,000.00.

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') ~~XXXXXXX~~ 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') ~~XXX~~ and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Successors and Assigns

Witness the grantor's(s') hand(s) and seal(s) this 18th day of September, 1972

Signed, Sealed and Delivered in the Presence of
Barbara J. Payne
Elizabeth Riddle

VAUGHN EQUIPMENT & SUPPLY CO., INC. (Seal)
(NOW BY CHANGE OF NAME, VAUGHN REALTY, INC.) (Seal)
BY: *James W. ...* (Seal)
President



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 18th day of September, A. D., 1972.
Barbara J. Payne (Seal)
Notary Public for South Carolina
Commission Expires October 20, 1979

Phillip W. ... (Seal)

State of South Carolina
COUNTY OF GREENVILLE

"GRANTOR-CORPORATION"
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 _____ day of _____, A. D., 19____.
(Seal)
Notary Public for South Carolina

Cancelled documentary stamp attached: S. C. \$ _____ U. S. \$ _____
Recorded this 18th day of September, 1972 at 4:49 P.M., No. 8338
5909

05-1-6045-002-