

DEC 27 2 35 PM '72

VOL 963 PAGE 483

TITLE TO REAL ESTATE - Thomas ELIZABETH HARRIS, at Law, 110 Manly St., Greenville, S.C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Charles F. Phillips, Jr.

in consideration of One and No/100-----(\$1.00)-----and love and affection----- Dollars,
and assumption of mortgage as set out below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Brenda L. Phillips, her heirs and assigns forever,

All my undivided one-half interest in and to:

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the easterly side of Michael Drive, near the City of Greenville, and being designated as Lot No. 12 on a plat entitled "Michael Park", as recorded in the RMC Office for Greenville County in Plat Book "XX" at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the easterly side of Michael Drive, joint front corner of Lots 11 and 12, and running thence along the common line of said Lots S.59-50 E. 175 feet to an iron pin, joint rear corner of said Lots; thence N.30-56 E. 80 feet to an iron pin; thence N.61-22 W. 206.7 feet to an iron pin on the easterly side of Michael Drive; thence along said Drive, S.8-10 W. 35.1 feet to an iron pin; thence continuing with said Drive S.8-00 W. 44.9 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 843 at Page 179.

The Grantee hereby assumes and agrees to pay that certain mortgage to First Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 920 at Page 585 in the original amount of \$9,000.00 and having a present balance of \$6,240.17.

The Grantee hereby assumes and agrees to pay that certain mortgage to Garrell H. Freeman and Martha M. Freeman in the original amount of \$1,715.85 and having an approximate balance of \$300.00

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 28th day of November 19 72

SIGNED, sealed and delivered in the presence of:

Charles F. Phillips, Jr. (SEAL)
Charles F. Phillips, Jr.

Thomas E. Harriss (SEAL)
Kathy H. Rollins (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 November 19 72

Thomas E. Harriss (SEAL)
Notary Public for South Carolina.

Kathy H. Rollins

My Commission Expires : 4/7/79

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 November 19 72
Thomas E. Harriss (SEAL)
Notary Public for South Carolina. My Commission Expires 4-7-79

Linda Fair Phillips

RECORDED this 27th day of December 19 72 at 2:35 P. M., No. 18329

252

164-252-1-315