

GREENVILLE CO. S.C.
446
RECORDED
INDEXED

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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, 210 E. Washington St., Greenville, S. C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Greenville County
Stamps
Paid \$ 38.50
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that Hugh W. Hughes and Helen G. Hughes

in consideration of Thirty-five thousand and no/100ths-----(\$35,000.00)----- 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 James L. Phifer and Dianne F. Phifer, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the southwestern side of Hermitage Road in the County of Greenville, State of South Carolina, being known and designated as Lot No. 133 on plat of Lake Forest, prepared by Piedmont Engineering Service dated August, 1954, recorded in the RMC Office of the Greenville County Courthouse in Plat Book GG at Page 77 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southwestern side of Hermitage Road at the joint front corner of Lots Nos. 132 and 133 and running thence S 44-53 E 112 feet to an iron pin at the joint front corner of Lots 133 and 134; thence along the common line of said Lots, S 45-07 W 200 feet to an iron pin at the joint rear corner of said Lots; thence along the rear line of Lot 133, N 44-53 W 112 feet to an iron pin at the joint rear corner of Lots Nos. 132 and 133; thence along the common line of said Lots, N 45-07 E 200 feet to an iron pin the point of beginning.

The above-described property was conveyed to the Grantors by deed recorded in the RMC Office of the Greenville County Courthouse in Deed Book 761 at Page 548.

The above-described property is conveyed subject to all restrictions, easements, right of ways and zoning ordinances of record or on the ground affecting said property.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 March 19 74.

SIGNED, sealed and delivered in the presence of:
S. Gray Walsh
Clara P. Lunsford

Hugh W. Hughes (SEAL)
Helen G. Hughes (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of March 1974 .

S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 2-2-79

Clara P. Lunsford

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, 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
12th day of March 19 74 .
S. Gray Walsh (SEAL)
Notary Public for South Carolina.
My commission expires: 2-2-79

Mrs. Helen G. Hughes

RECORDED this MAR 12 1974 day of at 4:46 P. M., No. 22602

4328-RV-2