

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S. C.

Vol 1001 228 884

STATE OF SOUTH CAROLINA

DORRIS S. TARKERSLEY
R.M.C.

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that DAVID PELHAM PHILLIPS and PATRICIA ANN H. PHILLIPS

in consideration of Twenty-three Thousand Nine Hundred Fifty and no/100ths (\$23,950. 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 JUNIOR TALLEY, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Vardry Court with Vesta Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 9 on a plat of VARDRY VALE, SECTION TWO, made by Campbell and Clarkson Surveyors, Inc., dated March 17th, 1969, recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 53, reference to which is hereby craved for the metes and bounds thereof.

-164-243-3-155

The above described property is the same conveyed to the Grantors by deed of Lindsey Builders, Inc., recorded in Deed Book 883, page 79, and is hereby conveyed subject to rights of way, easements, restrictive covenants, public roads and conditions on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees to pay Greenville County property taxes for the tax year 1974 and subsequent years.



Greenville County
26.40
Act No. 390 Sec. 1

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 21st day of June 19 74.
Signed, sealed and delivered in the presence of
Constance A. McBrat (SEAL) David Pelham Phillips (SEAL)
John M. Dillard (SEAL) Patricia Ann H. Phillips (SEAL)
David Pelham Phillips
Patricia Ann H. Phillips

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 21st day of June 1974
Constance A. McBrat (SEAL) John M. Dillard
Notary Public for South Carolina
My commission expires: 5/22/83

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 21st day of June 19 74
Constance A. McBrat (SEAL) Patricia Ann H. Phillips
Notary Public for South Carolina
My commission expires: 5/22/83
RECORDED this 26 day of June 1974 at JUN 26 1974 M. No. 38105

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