

TITLE TO REAL ESTATE Love, Thomas, Arden & ... 110 E. Washington St. Greenville, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that OTIS C. PHILLIPS, JR. and GLORIA W. PHILLIPS

in consideration of Four Thousand Seven Hundred Seventeen and 15/100 (\$4,717.15)---Dollars, plus the mortgage 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 MICHAEL F. JONES and JOANNA B. JONES, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, in the County of Greenville, on Runion Drive, being shown and designated as Lot No. 15 of Pine Brook Extension on a plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book W at Page 73, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runion Drive at the joint front corner of Lots Nos. 14 and 15 and running thence with the common line of said lots, N. 25-50 W. 150 feet to an iron pin; thence N. 68-09 E. 75 feet to an iron pin; thence S. 25-50 E. 150 feet to a point in Runion Drive; thence with said drive, S. 68-09 W. 75 feet to the point of beginning.

This is the same property conveyed to the Grantors herein by deed recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 1002 at Page 49. - 271- P15,11-6-25

This conveyance is made subject to all easements, restrictions and/or rights-of-way of record, if any.

The Grantee herein assumes and agrees to pay the terms of that certain note and mortgage heretofore executed unto Collateral Investment Company in the (continued on back) 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 August, 1975 .

SIGNED, sealed and delivered in the presence of:

Signatures of S. Gray Walsh, Dale A. McKus, Otis C. Phillips, Jr. (SEAL), and Gloria W. Phillips. Includes a notary seal for Greenville County, South Carolina, and a \$4,717.15 stamp.

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 August, 1975 .

Signatures of S. Gray Walsh (SEAL) and Dale A. McKus. Notary Public for South Carolina, My commission expires: 9/2/79

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, 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 August, 1975 .

Signatures of S. Gray Walsh (SEAL) and Gloria W. Phillips. Notary Public for South Carolina, My commission expires: 9/2/79

RECORDED this ___ day of ___ 19___ at ___ M. No. (CONTINUED ON NEXT PAGE)

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