

KNOW ALL MEN BY THESE PRESENTS, that we, Larry Steve Phillips and Mary Ann Phillips:

in consideration of Six Hundred and no/100-----(\$600.00)----- 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 Calvin Dale Phillips and Dorothy Cox Phillips, their heirs and assigns forever:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the westerly side of an unpaved road, containing 1.19 acres, more or less, as shown on plat of property of Larry Steve Phillips and Mary Ann Phillips, prepared by Carolina Surveying Company, on May 27, 1971 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of an unpaved road, at a point 400 feet, more or less, from the intersection of an unpaved road and South Carolina Highway 11, and running thence with the center line of said road S. 42-31 E. 80.9 feet to a nail and cap; thence continuing with said road N. 58-43 E. 126.6 feet to a nail and cap; running thence S. 62-03 W. and crossing a new iron pin at 20.5 feet, 321.7 feet to a new iron pin; running thence N. 11-30 W. 309.2 feet, crossing a new iron pin 33 feet back on line, to the center line of Spriggs Creek; thence with the center line of Spriggs Creek, the following courses and distances, the traverse lines of which are: S. 74-29 E. 58.2 feet, N. 42-50 E. 43.9 feet, S. 33-43 E. 31.4 feet; S. 81-06 E. 43.3 feet, and N. 51-58 E. 40.9 feet to the point of beginning.

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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 zoning regulations.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 30th day of July, 1975

SIGNED, sealed and delivered in the presence of:

Susan P. Waldrop (SEAL)
Jay R. Phillips (SEAL)
Larry Steve Phillips (SEAL)
Mary Ann Phillips (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

GIVEN to before me this 30th day of July, 1975.

Jay R. Phillips (SEAL) My commission expires 6-10-80
Susan P. Waldrop

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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) 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 grantor(s) and the grantor(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of July, 1975

Jay R. Phillips (SEAL) My commission expires 6-10-80
Mary Ann Phillips