

STATE OF SOUTH CAROLINA

SEP 15 9 47 AM '76

VOL 1042 PAGE 893

COUNTY OF GREENVILLE

ANNIE S. TANKERSLEY R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that

B. F. REEVES

in consideration of THREE THOUSAND AND 00/100-----(\$3,000.00)----- Dollars,

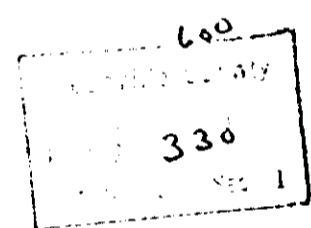
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES H. PHELPS AND THELMA E. PHELPS, THEIR HEIRS & ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, shown and designated as Lot no. 4 on plat of Ponderosa 2, prepared by C. O. Riddle, Surveyor, dated May 8, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Briarwood Court, joint front corner of lots 3 and 4 and running thence S. 50-32 W., 250.1 feet to a point; thence running S. 19-51 E., 270.8 feet to a point; thence with land now or formerly of Boiter, N. 54-22 W., 235.3 feet to a point at the rear corner of lots 4 and 5; thence with the line of said lots, N. 9-28 W., 262.5 feet to a point on Briarwood Court; thence with the curve of the cul-de-sac, N. 69-28 W., 50 feet to a point on Briarwood Court, being the point of beginning.

This is a portion of the property conveyed to the grantor by deed of C. B. Boiter, recorded in deed book 885 at page 439 in the RMC Office for Greenville County on March 6, 1970. - 130 - 559.2 - 1 - 32

This conveyance is subject to restrictive covenants of record and to any easements or rights of way affecting the above described 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 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 14th day of September, 19 76

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of witnesses: Michael Spring and Barbara M. Spring.

Signed and sealed by B. F. REEVES (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(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 14th day of September 19 76.

Notary Public for South Carolina. Signature of Barbara M. Spring (SEAL).

My commission expires 4/3/84

Signed and sealed by Myrtle O. Reeves (SEAL).

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 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 14th day of September 1976.

Notary Public for South Carolina. Signature of Barbara M. Spring (SEAL).

My commission expires

Signed and sealed by Myrtle O. Reeves (SEAL).

RECORDED this day of 19 at M., No.

(CONTINUED ON NEXT PAGE)

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