

Mellwood Drive, Piedmont, South Carolina

John G. Cheros
TITLE OF REAL ESTATE - Cheros and Patterson, Attorneys at Law, Greenville, S.C.

VEL 1059 PAGE 882

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that James A. McGaughy

in consideration of Twelve Thousand Eight Hundred and no/100----- Dollars,
and assumption of mortgage set forth 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
Ralph K. Phillips and Margaret E. Phillips, their heirs and assigns, forever:

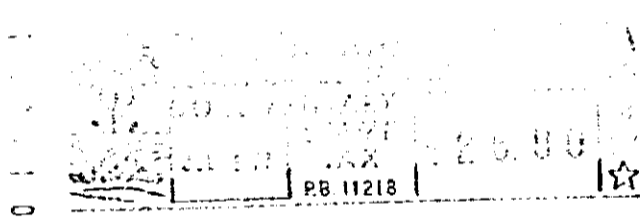
All that piece, parcel or lot of land lying in the State of South Carolina, County of
Greenville, shown as Lot 20 on plat of Haselwood, Section 2, recorded in Plat
Book 5 D at page 25 and having such courses and distances as will appear by reference
to said plat.

Being the same property conveyed by Jim McGaughy, Inc. by deed recorded on
April 29, 1977 in deed Book 1055 at page 126.

The above conveyance is subject to all rights of way, easements and protective
covenants affecting same appearing upon the public records of Greenville County.

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As part of the consideration for the foregoing conveyance, the grantee assumes
and agrees to pay the balance due on a note and mortgage to Carolina Federal
Savings and Loan Association having a present balance due of \$41,200.00,
said mortgage recorded in Mortgage Book 1366 at page 951.



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 administra-
tors 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 30th day of June 19 77 .

SIGNED, sealed and delivered in the presence of:

John G. Cheros
Ralph K. Clark

James A. McGaughy (SEAL)
(SEAL)
(SEAL)
(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 deed and that (s)he, with other witness subscribed above
witnessed the execution thereof.

SWORN to before me this 30th day of June 19 77 .

Ralph K. Clark (SEAL)
Notary Public for South Carolina
My commission expires: 4/7/79

John G. Cheros

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 whom-
soever, 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
30th day of June 19 77 .
Ralph K. Clark (SEAL)
Notary Public for South Carolina.
My commission expires: 4/7/79

James M. McGaughy

RECORDED this day of JUL 5 1977 19 , at 3:54 P. M., No. 4328 RV-21