

Michael O. Hallman, Attorney at Law, 16 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

VOL 1065 PAGE 638

SEP 27 11 13 AM '77
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Roland G. Clemente,

in consideration of Twenty Five Thousand and 00/100 (\$25,000.00) - - - - - 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 Forrest Mell Phillips and Patricia Anne W. Phillips, their heirs and assigns,

ALL that certain piece, parcel and lot of land with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeastern side of East Circle Avenue and being known and designated as the southeastern 30 feet of Lot 18 and the northwestern 45 feet of Lot 19, according to a plat of East Lake Subdivision prepared by Dalton and Neves, Engineers, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G at Page 229, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of East Circle Avenue which pin is 30 feet northwest of the joint front corner of Lots 18 and 19 running thence with a new line through Lot 18, N. 37-15 E. 154.35 feet to an iron pin; said pin being 30 feet from the joint rear corner of Lots 18 and 19; thence S. 53-22 E. 75 feet to an iron pin; thence in a new line through Lot 19, S. 37-15 W. 155.3 feet to an iron pin on the northeastern side of East Circle Avenue; thence with said Avenue, N. 52-45 W. 75 feet to the point of beginning.

The above described property is the same acquired by the Grantor by deed from Lydia S. Rexroth recorded September 26, 1975 in Deed Volume 1024 at Page 876 in the R.M.C. Office for Greenville County and is conveyed subject to all rights of way, easements, conditions, public roads, restrictive covenants, and zoning ordinances affecting the property herein described.

— 519-280-2-15

31 East Circle Avenue
Greenville, S. C. 29607

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 26 day of September 19 77

SIGNED, sealed and delivered in the presence of

Roland G. Clemente (SEAL)
Roland G. Clemente

Marsha A. Trammell
Michael O. Hallman

(SEAL)
(SEAL)
DOCUMENTARY STAMP
SEP 27 1977 TAX \$ 50.00
P.B. 11218 (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 26 day of September 19 77

Michael O. Hallman (SEAL)
Notary Public for South Carolina
My commission expires: 4-18-83

Marsha A. Trammell

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

26 day of September 19 77
Michael O. Hallman (SEAL)
Notary Public for South Carolina
My commission expires: 4-18-83

Sharon Clemente
Sharon Clemente

RECORDED this SEP 27 1977 19

At 11:13 A.M. 9738

2-60-2-15

0.638

4328 RV-2