

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Vol 1073 p. 521

KNOW ALL MEN BY THESE PRESENTS, that Ellen M. Martin

in consideration of Forty-seven Thousand and no/100ths Dollars,
(\$47,000.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Terry L. Phillips, Angela D. Phillips, Kenneth R. Marlin and Renee D. Marlin, their heirs and assigns, forever:

ALL that piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, near Gilreath Mill, containing 5.44 acres, more or less, being designated as the Lewis Hughes Tract on plat of W. Dennis Smith Property as shown on plat prepared by John A. Simmons, Surveyor, dated February 17, 1962, recorded in the RMC Office for Greenville County in Plat Book WW, Pages 230, 231 and 232, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a new road and running thence with the southern side of said road, N. 88-51 W., 100 feet to a point; thence with southern side of said road, N. 86-15 W., 213 feet to an iron pin; thence with the eastern side of said road, S. 4-56 E., 300 feet to an iron pin; thence S. 4-56 E., 272 feet to an iron pin; thence S. 45-04 W., 164 feet to an iron pin; thence S. 67-34 W., 100 feet to an iron pin; thence S. 77-04 W., 100 feet to an iron pin; thence S. 22-34 W., 168 feet to Clear Creek; thence down and with the meanderings of said creek, S. 69-15 E., 133 feet; thence N. 75-35 E., 173 feet; thence N. 35-55 E. 335 feet; thence N. 67-35 E., 162 feet to a point in creek; thence N. 23-30 W., 85 feet to an iron pin; thence N. 10-30 W., 123 feet to an iron pin; thence N. 1-09 E., 130.1 feet to an iron pin; thence N. 13-05 E., 227.8 feet to the beginning point.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and actually existing on the ground affecting the subject property.

- 289-633.3-1-35

DERIVATION: This is the same property conveyed to the Grantor by deeds of Gary G. Martin recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1040, Page 11 on July 22, 1976, and Margaret McGarry Fore (also known as Margaret McGarry McGraw) recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1015,

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 10th day of February 1978

SIGNED, sealed and delivered in the presence of:

Debbie R. Goddard
Timothy H. Farr

Ellen M. Martin (SEAL)
(Ellen M. Martin)

GCTO

GREENVILLE COUNTY DOCUMENTARY
51.70

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 10th day of February 1978

Timothy H. Farr (SEAL)
Notary Public for South Carolina
My commission expires: 10-14-86

Debbie R. Goddard
(Debbie R. Goddard)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (WOMAN GRANTOR)

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 19 day of

Notary Public for South Carolina.
My commission expires:

RECORDED this day of

DOCUMENTARY
TAX

M. No. (CONTINUED ON NEXT PAGE)

633.3-1-35

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