

ADDRESS: 400 Rita Street, Mauldin, South Carolina
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that M. Wilton Sparks and Gail W. Sparks

in consideration of Forty-four Thousand Three Hundred Fifty and No/100----- 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 Terry B. Phillips, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying, and being in the State of South Carolina, County of Greenville, Town of Mauldin, shown as Lot No. 41 on a plat of Bishop Heights by Ethan C. Allen, dated January, 1966, and recorded in the R. M. C. Office for Greenville County, in Plat Book "BBB", at Page 171, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Rita Street at the joint front corners of Lots Numbers 41 and 42 and running thence with Lot 42, N. 25-04 E. 222.8 feet to an iron pin on the line of Lot No. 44; thence with the line of Lot 44, S. 60-30 E. 99.0 feet to an iron pin at the joint corners of Lots Numbers 38, 39 and 41; thence S. 11-47 W. 242.0 feet to an iron pin on the Northern edge of Rita Street; thence with the edge of Rita Street, N. 55-13 W. 50 feet to an iron pin at the POINT OF BEGINNING.

This being the same property conveyed unto the Grantors herein by deed from Leake and Garrett, Inc., recorded December 29, 1970, in Deed Volume 905, at Page 239 in the R. M. C. Office for Greenville County, South Carolina.

This conveyance is made subject to any restrictions, zoning ordinances, or easements that may appear of record, on the recorded plat, or on the premises.

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 9th day of March, 1978

SIGNED, sealed and delivered in the presence of:

[Signature]
JERRY L. TAYLOR
[Signature]
BEVERLY E. REEVES

[Signature] (SEAL)
M. WILTON SPARKS
[Signature] (SEAL)
GAIL W. SPARKS

(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 9th day of March, 1978

[Signature] (SEAL) JERRY L. TAYLOR
Notary Public for South Carolina. BEVERLY E. REEVES
My commission expires October 14, 1985

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

9th day of March, 1978
[Signature] (SEAL)
Notary Public for South Carolina. BEVERLY E. REEVES

[Signature]
GAIL W. SPARKS

My commission expires October 14, 1985

RECORDED this day of MAR 10 1978 at 11:49 A. M. No. 26179

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