

1077 413

TITLE TO REAL ESTATE—Love, ~~THOMAS~~ ^{GREENVILLE} ~~THOMAS~~ & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA ^{GREENVILLE CO. S. C.} Grantees' Address:
COUNTY OF GREENVILLE ^{78 Williamsburg Manor}
Greenville, kSC 29607

FILED
APR 20 11 17 AM '78
JENNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that PAUL E. SCARPA

in consideration of ELEVEN THOUSAND AND NO/100 (\$11,000.00)-----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 HAROLD B. PHILLIPS and EDNA H. PHILLIPS, for and during the term of their joint lives and on the death of either to the survivor and his or her heirs and assigns forever:

ALL that lot of land situate on the southwestern side of CONTINENTAL DRIVE and on the northwestern side of PARLIMENT ROAD in the County of Greenville, State of South Carolina being shown as LOT NO. 20 on a plat of MERRIFIELD PARK SUBDIVISION, Section 2, Sheet No. 1, dated February 18, 1969, prepared by Piedmont Engineers and Architects, recorded in Plat Book WWW at page 51 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Continental Drive at the joint front corner of Lot 19 and Lot 20 and running thence with Lot 19 S 44-34 W 156 feet to an iron pin at the joint rear corner of Lot 19 and Lot 20; thence with Lot 18 S 47-55 E 111.2 feet to an iron pin on Parliment Road; thence with said road N 46-16 E 135 feet to an iron pin; thence N 1-42 W 33.5 feet to an iron pin on Continental Drive; thence with said drive N 49-38 W 90.75 feet to the beginning point.

This is the same property conveyed to the grantor by deed of O. B. Godfrey recorded on April 20, 1978 in Deed Book 1076 at page 988 in the RMC Office for Greenville County. — 5434-1-20

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

It is the purpose and intention of this deed to grant a joint tenancy with the right of survivorship to the grantee(s) 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, executors and administrators 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. *for and during the term of their joint lives and on the death of either to the survivor and his or her heirs and assigns.

SIGNED, sealed and delivered in the presence of:
Genel P. Bunker
Donald R. McAlister

Paul E. Scarpa (SEAL)
Paul E. Scarpa (SEAL)

GCTC

DOCUMENTARY STAMP TAX \$ 22.00 (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 17th day of April 19 78.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79

Genel P. Bunker

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, successors, executors and administrators, 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 17th day of April 19 78

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-79

Sandra S. Scarpa
Sandra S. Scarpa

RECORDED this APR 20 1978 19, at At 11:17 A.M.

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