

GREENVILLE CO. S. C.
TITLE TO REAL ESTATE Prepared by *W. Wilkins & Wilkins*, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE R.M.C. } R.H.C. } R.H.C. }

KNOW ALL MEN BY THESE PRESENTS, that I, JERRY D. PHILLIPS

in consideration of SEVEN THOUSAND (\$7,000.00) and assumption of mortgage 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 TALCO, INC., its successors and assigns:

All that piece, parcel or lot of land, situate, lying and being on the southern side of Sharon Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 70 on plat entitled "Extension of Sharon Park, dated December 1972, prepared by C. C. Jones, Civil Engineer, recorded in the RMC Office of Greenville County in plat book CCC page 71, and being described, according to said plat, more particularly, to-wit:

Beginning at an iron pin on the southern side of Sharon Drive at the joint front corner of Lots 69 and 70 and running thence with the common line of said lots S. 25-30 E. 105.5 feet to an iron pin at the joint corner of Lots 68, 69 and 70; thence with the joint line of lots 68 & 70, S. 32-37 W. 99 feet to an iron pin in the line of lot 67; thence along said line, N. 85-30 W. 35.2 feet to an iron pin in the line of Lot 43; thence along the common line of Lots 43 and 70, N. 21-36 W. 143.7 feet to an iron pin on the southern side of Sharon Drive at the joint front corner of said lots; thence along the southern side of Sharon Drive, N. 63-00 E. 100 feet to an iron pin, the point of beginning. — 309-138-3-1-77

This is the same lot conveyed to grantor by Henry C. Harding by deed dated 3/9/64 recorded 3/10/64 in deed vol. 744 page 110 of the RMC Office for Greenville County, S. C., and is conveyed subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

GRANTEE's address: Talco, Inc., PO Box 7193 Greenville, S. C. 29610 AS A PART OF THE CONSIDERATION for the within conveyance, the grantee herein assumes and agrees to pay that certain mortgage held by Cameron Brown Co., originally \$10,800.00 dated 3/9/64 recorded 3/10/64 in mtg vol 951 page 489, on which there is a balance due of \$7,767.21.

together with all and singular the rights, franchises, benefits 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 grantee(s) do 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 12 day of MAY 1978

SIGNED, sealed and delivered in the presence of

Jerry D. Phillips (SEAL)
Jerry D. Phillips

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (she) saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 12 day of MAY 1978.

W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires 11-23-80

Susan L. Mayfield

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 12 day of May 1978

W. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires 11/23/80

Arlene W. Phillips

RECORDED this 12 day of MAY 12 1978

309-138-3-1-77 at 3:53 P.M.

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