

TITLE OF REAL ESTATE Gaddy and Davenport, P.A., Attorneys at Law

STATE OF SOUTH CAROLINA } Mr. & Mrs. David Gerald Phillips
COUNTY OF GREENVILLE } 44 North Estate Drive
Greenville, S. C.

KNOWN ALL MEN BY THESE PRESENTS, that Ralph R. Bennett, Jr.

in consideration of Twenty-Four Thousand Nine Hundred & No/100 (\$24,900.00)----- 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 David Gerald Phillips and Sharyn B. Phillips, their heirs and assigns forever:

ALL of that certain lot of land, with all improvements thereon, lying on the northern side of North Estate Drive, in Gantt Township, County of Greenville, State of South Carolina, being shown as Lot 44 on a plat of Crestwood, Inc., prepared by J. C. Hill, Surveyor, dated February 28, 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 189, and being further shown on a plat of the property of David Gerald Phillips and Sharon B. Phillips, prepared by Carolina Surveying Company, dated June 13, 1978 and having, according to said plats, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of North Estate Drive, the joint front corner of Lots 43 and 44 and running thence N. 25-15 W. 169.7 feet to an iron pin; thence N. 52-30 E. 105 feet to an iron pin; thence N. 88-30 E. 62.8 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence running with the common line of said lots S. 5-35 W. 211.9 feet to an iron pin on the northern side of North Estate Drive, the joint front corner of said lots; thence running along North Estate Drive S. 80-50 W. 55 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Lela M. Mitchell dated March 12, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1015 at page 534.

This property is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on recorded plat(s). 153-379-2-8

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 15th day of June 1978
SIGNED, sealed and delivered in the presence of:
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 15th day of June 1978
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 2/12/85

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 15th day of June 1978
[Signature] (SEAL)
Hazel W. Bennett

Notary Public for South Carolina
My commission expires: _____
RECORDED this _____ day of JUN 16 1978

377-2 at 10:33 A.M. 3778-1

STAMP TAX 50.00

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