

State of South Carolina  
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That JAMES B. STEPHENS AND ANNIE MAE STEPHENS, hereafter referred to as Grantor, in consideration of the sum of One (\$1.00) Dollar, Love and Affection, paid to Grantor by SALLY STEPHENS PHILLIPS AND RICHARD ALLISON PHILLIPS, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee s:

A one-half undivided interest in and to:

ALL that lot of land with the buildings and improvements thereon, situate on the Northeast side of Collinson Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot 2 on plat of Sylvan Hills, made by Piedmont Engineering Service, June 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "S", at Page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Collinson Road at a joint front corner of Lots 2 and 3 and running thence with the line of Lot 3, N. 56-11 E. 140 feet to an iron pin; thence S. 28-10 E. 70 feet to an iron pin; thence with the line of Lot 1, S. 51-45 W. 133.5 feet to an iron pin on the northeast side of Collinson Road; thence with the northeast side of Collinson road N. 33-50 W. 80 feet to the beginning corner.

- 159-365-2-33

This being the same property conveyed to the Grantors herein by deed of E. Randolph Stone, as Receiver for Herbert C. Wood, dated August 26, 1964, and recorded in the RMC Office for Greenville County in Deed Book 756, at page 321.

GRANTEES' ADDRESS: c/o J. B. Stephens, P.O. Box 1907, Greenville, SC 29602

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 21<sup>st</sup> day of December, 1978.

*James B. Stephens* (Seal)  
James B. Stephens

Signed, Sealed and Delivered in the Presence of

*[Signature]* (Seal)

*Annie Mae Stephens* (Seal)  
Annie Mae Stephens

*[Signature]* (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor,

Sworn to before me this

21<sup>st</sup> day of December, 1978.

*[Signature]* (Seal)  
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 5/6/81

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Annie Mae Stephens, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

21<sup>st</sup> day of December, 1978

*[Signature]* (Seal)  
Notary Public for South Carolina

My Commission expires ~~XXXXXX~~ 5/6/81

Recorded this 21<sup>st</sup> day of JAN 9 1979, at 3:42 P. M., No. 211573

0081

4328 RV-2