

NO TITLE

TITLE TO REAL ESTATE - Prepared by PYLE & DEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

VOL 108 PAGE 712

TANKERSLEY
 J.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Hobart Phillips

in consideration of One Hundred and 00/100 (\$100.00) ----- 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 Leonard Phillips and Carolyn O. Phillips, their heirs and assigns, forever: Route #3, Travelers Rest, South Carolina, 29690

All that piece, parcel or tract of land situate, lying and being in Saluda Township, Greenville County, South Carolina, near Buncombe Road and also near Chinquapin Road, containing One (1) acre, more or less, and having according to plat of the property of Leonard and Carolyn O. Phillips, prepared by T. Terry Dill, R.L.S., dated January 16, 1979, and recorded in the RMC Office for Greenville County in Plat Book 67 at Page 99, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a stream at the joint corner of property herein and property now or formerly of Phillips which iron pin is approximately 150 feet southwest of a dirt road and running thence with the Phillip's line N. 70-02 E. 235 feet to an iron pin; thence S. 19-58 E. 248 feet to an iron pin; thence S. 87-57 W. 190 feet to an iron pin in the center of a stream; running thence with the meanders of the stream the following courses and distances: N. 38-38 W. 75.9 feet; thence N. 22-04 W. 73 feet; thence N. 73-32 W. 40 feet; thence N. 7-28 W. 22 feet to an iron pin the point of beginning.

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Together with a right-of-way and easement for ingress and egress to and from the above described tract from the above mentioned dirt road, said right-of-way and easement to be 30 feet wide. Such right-of-way and easement for ingress and egress runs as shown on the above mentioned plat with the exception that such right-of-way and easement shall be 30 feet wide as opposed to 20 feet as shown on the said plat.

This being a portion of that certain tract of land conveyed to the grantor herein by deed of L. L. Jarrard recorded in the RMC Office for Greenville County on October 6, 1956 in Deed Book 562 at Page 504.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described. 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)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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)'s heirs, successors and assigns against the grantor(s) and the grantor's(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 hand(s) and seal(s) this 19th day of January 19 79.

Hobart Phillips (SEAL)

Carolyn O. Phillips (SEAL)

Leonard Phillips (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)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SUBORN to before me this 19th day of January 1979

Carolyn O. Phillips (SEAL)

Notary Public for South Carolina
 My commission expires: 6-30-82

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 grantor(s) and the grantee's(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.

WITNESS under my hand and seal this 19th day of January 19 79.

Carol Phillips (SEAL)

Notary Public for South Carolina
 My commission expires: 5/22/83

RECORDED this 19th day of January 19 79, at 4:30 P. M. No. 21466

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