

TITLE TO REAL ESTATE - INDIVIDUAL FORM ~~XXX~~ Mitchell & Arrial, ~~XXX~~ Greenville, S.C.
S.C.

204 Hope St
Greenville, SC 29601
BOOK 1121 PAGE 841

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 10 11 30 AM '80
DONALD W. WATERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Lillian H. Mitchell and Ellen Drake Butler

in consideration of Sixty-Five Hundred (\$6,500.00)----- 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 Roy L. Phillips, Sr. and Mary S. Phillips, their heirs and assigns:

All that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the northern side of Ridgeland Drive, formerly Ridgeland Avenue, in the City of Greenville, County of Greenville, South Carolina, being a part of Lot No. 63 as shown a plat entitled CLEVELAND TERRACE made by Dalton & Neves, dated February 1926, revised March, 1928 recorded in the RMC Office for Greenville County, S.C., in Plat Book M at pages 142 and 143, and having according to a survey entitled PROPERTY OF LILLIAN H. MITCHELL prepared by Piedmont Engineering Service, dated September 1, 1953, the following metes and bounds, to wit:

Beginning at an iron pin on the northeastern corner of the intersection of Ridgeland Drive with Oakland Avenue and running thence along the eastern side of Oakland Avenue, N. 1-17 E., 72.1 feet to an iron pin; thence N. 87-47 E., 99.1 feet to an iron pin; thence S. 0-15 W., 90.9 feet to an iron pin on the northern side of Ridgeland Drive; thence along the northern side of Ridgeland Drive, N. 81-32 W., 60.5 feet to an iron pin and N. 77-46 W., 41.2 feet to an iron pin, the point of beginning.

The above property is a portion of the same property conveyed to Lillian H. Mitchell by deed of Parolie G. Beattie recorded May 10, 1951 in Deed Book 434 at page 248 and is the same property conveyed by Lillian H. Mitchell to Ellen Drake Butler by deed recorded August 23, 1978 in Deed Book 1085 at page 949 wherein the said Lillian H. Mitchell reserved a life estate unto herself. This deed is executed by Lillian H. Mitchell to convey and release the life estate which she reserved unto herself as set forth in the above described deed. The above described property is hereby conveyed subject to all rights of way, conditions, public roads, easements and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville City and Greenville County property taxes for the tax year 1980 and subsequent years.

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 or successors and assigns, forever. And, the grantor(s) do(es) 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 assigns against the grantor(s) and the grantor'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 7th day of March 1980

Signed, sealed and delivered in the presence of
Jack H. Mitchell (SEAL)
Ellen Drake Butler (SEAL)
Lillian H. Mitchell
Ellen Drake Butler

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of March 1980

Carolyn E. Foster (SEAL)
Notary Public for South Carolina
My commission expires: 1/31/1983
Jack H. Mitchell

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY WOMEN GRANTORS
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 or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

Notary Public Seal for Carolyn E. Foster, South Carolina, Commission Expires 1/31/1983

GREENVILLE COUNTY S.C. 1980
SOUTH CAROLINA COUNTY DOG BUREAU TAX
MARCH 10 1980
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RECORDED MAR 10 1980 at 11:30 A.M.

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