

BROWN, BYRD, BLAKELY & MASSEY, P.A. 700 EAST NORTH STREET, P.O. BOX 254 GREENVILLE SOUTH CAROLINA 29602

1145-061

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GR... PH '81
DON... RSRLEY

Grantee's address 204 Hope St.
Greenville, SC

KNOW ALL MEN BY THESE PRESENTS, that HOWARD RODGERS

in consideration of Eight Thousand (\$8,000.00)-----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 PHILLIPS, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being at the corner of Rhett and O'Neal Streets in the City of Greenville, Greenville County, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at the corner of a stone wall at the northeast corner of intersection of Rhett and O'Neal Streets and running thence with the outside of said wall N 71-54 E, 80 feet to an iron post; thence N 18-01 W, 254.6 feet to an iron post; thence S 71-05 W, 80 feet to a point on the side of O'Neal Street, thence along said Street S 18-00 E, 256 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed of the Honorable Frank P. McGowan, Master in Equity for Greenville County dated August 16, 1968 and recorded in the REC Office for Greenville County on August 23, 1968 in Deed Book 851 at Page 39.

26(Sec) 71-1-11

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of public record in or actually existing on the ground affecting the above described property.



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 2nd day of April 1981

SIGNED, sealed and delivered in the presence of

Howard Rodgers (SEAL)
HOWARD RODGERS

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

SWORN to before me this 2nd day of April 1981

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-28-91

Rachel L. Woods

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 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 2nd day of April 1981

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 1-28-91

Howard Rodgers

RECORDED this APR 3 1981 4:07 P. M. No. 205519

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