

FILED - CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
AUG 23 1981
GREENVILLE

Address of Grantee: 409 Leyswood Drive
Greenville, S. C. 29615

KNOW ALL MEN BY THESE PRESENTS, that

Josephine Proescholdt BOOK 1153 PAGE 235

in consideration of Sixty-four Thousand and 00/100 (\$64,000.00) -----

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Alva Reuben Phillips, Jr. and Cindy Morris Phillips

All that certain piece, parcel or lot of land situate, lying and being on the Northwestern side of Leyswood Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 141 as shown on a plat of Wade Hampton Gardens, Section III, prepared by Piedmont Engineers & Architects, dated March 25, 1964 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at Page 179, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the Northwestern side of Leyswood Drive at the joint front corner of Lots Nos. 140 and 141 and running thence with the line of Lot No. 140 N. 76-38 W. 144.7 feet to an iron pin in the line of Lot No. 129; thence with the line of Lot No. 129 S. 41-41 W. 74 feet to an iron pin at the joint rear corner of Lots Nos. 141 and 142; thence with the line of Lot No. 142 S. 53-00 E. 160 feet to an iron pin in the Northwestern side of Leyswood Drive; thence with the Northwestern side of Leyswood Drive N. 36-21 E. 70 feet to an iron pin; thence continuing with the Northwestern side of Leyswood Drive N. 18-37 E. 65 feet to the point of beginning.

12 (271) P14.1-1-141

This is the same property as that property conveyed to Walter H. Proescholdt (continued)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs (or successors) and assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs (or successors) and assigns against the grantor(s) and the grantor(s)' heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s)' hand(s) and seal(s) this August 7 19 81

SIGNED, sealed and delivered in the presence of:

Josephine Proescholdt (SEAL)
Josephine Proescholdt

Harriette B. Dunn
James E. Long Jr.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
AUG-7'81 128.00 (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

PROBATE

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 August 7 19 81

James E. Long Jr. (SEAL)
Notary Public for South Carolina.

My commission expires 8/23/89

Harriette B. Dunn
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
GREENVILLE COUNTY
P.B. AUG-7'81 70.40

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

RENUNCIATION OF DOWER

FEMALE GRANTOR

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 or persons whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(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

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Notary Public for South Carolina. (SEAL)

My commission expires

(CONTINUED ON NEXT PAGE)

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