

10 West 6th St Wardside
City } 29611
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1226-561

KNOW ALL MEN BY THESE PRESENTS, that I, Lois Phillips,

in consideration of Thirty Seven Thousand & No/100-----(\$37,000.00) 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 Jerry L. Ware, his heirs and assigns forever,

All that piece, parcel or lot of land in Greenville Township, County of Greenville, State of South Carolina, being on the West side of South Carolina Highway 253, formerly known as Charleston Street, near the City of Greenville, State of South Carolina, known as Lot No. 52 on a plat of property of Victor-Monaghan Company Development No. 1 made by Dalton & Neves, Engineers, December 1941, recorded in the RMC Office of Greenville County in Plat Book "M", at page 39; and more particularly shown on the plat made by Carolina Surveying Co., October 30, 1984, recorded in the RMC Office of Greenville County simultaneous herewith and having according to said plat the following metes and bounds, to wit:

13-235-13A-6-1

BEGINNING at an iron pin on the West side of South Carolina Highway 253, formally known as Charleston Street, 460 feet more or less from the intersection of South Carolina Highway 253 and Parker Road, at the joint front corners of Lots No. 51 and 52, and running thence along the common line of said lots, North 49-10 West 178.1 feet to an iron pin, joint rear corner of said lots; thence North 74-00 East 344.2 feet to an iron pin on the West side of South Carolina Highway 253, formerly known as Charleston Street; thence South 42-52 West, with the West side of South Carolina Highway 253, formerly known as Charleston Street, to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way affecting the above described property.

This being the same property conveyed unto the Grantor herein and Claude M. Kilpatrick by deed of James C. Owens and Oviede H. Owens, dated November 9, 1948, and recorded in the RMC Office of Greenville County in Deed Book 364 at Page 304; and conveyed unto the Grantor herein by the Will of Claude M. Kilpatrick, who died testate on March 17, 1972, as shown in the records of the probate court recorded in Department No. 1223 in File No. 9. 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 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 against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 16th day of November, 1984

SIGNED, sealed and delivered in the presence of

[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)
[Signatures] (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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.

Subscribed before me this 16th day of November, 1984
[Signature] (SEAL) *[Signature]*
Notary Public for South Carolina
My commission expires 9-18-1990

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
GRANTOR FEMALE

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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____, 19____

(SEAL)
Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of _____, 19____ at _____ M. No. _____

0550

1226-561