

STATE OF SOUTH CAROLINA,

County of Greenville

AUG 25 5 02 PM 1964

KNOW ALL MEN BY THESE PRESENTS That I, P. DERRELL HUNTER

OLLIE FARNSWORTH in the State aforesaid, R.M.C.

in consideration of the sum of Four Thousand Seven Hundred and no/100ths-----DOLLARS,

and assumption of mortgage indebtedness recited below to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Dwain L. Phillips, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the Eastern side of Springfield Avenue near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 35 as shown on a plat entitled "Property of James H. Campbell" by C.C. Jones, Engineers, dated June 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AA at page 109, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Springfield Avenue at the joint front corner of Lots Nos. 35 and 36, and running thence with the line of Lot No. 36 N. 69-42 E. 139 feet to a point in the center of a branch; thence running in a Southerly direction with the center line of said branch as the line 115 feet, more or less, to a point at the joint rear corner of Lots Nos. 34 and 35, with the line of Lot No. 34 ; thence S. 69-42 W. 83.7 feet to a iron pin on the Eastern side of Springfield Avenue; thence with the Eastern side of Springfield Avenue N. 20-18 W. 100 feet to the point of beginning.

This is the identical property conveyed to the grantor by deed of Hugh Tinsley, dated May 10, 1961 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 674 at page 6.

The grantee assumes and agrees to pay the balance due on that mortgage given by Roy Moss Southern to First Federal Savings and Loan Association of Greenville in the original amount of \$8,400.00 dated July 2, 1953, and recorded in the R.M.C. Office for Greenville County, S.C. in Mortgage Book 569 at page 18, on which there remains a balance of \$4,712.67.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, his Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 25th day of August in the year of our Lord One Thousand Nine Hundred and Sixty-Four

Signed Sealed and Delivered in the Presence of

Mary H. Stewart
Frank P. McGowan Jr.



P. Derrell Hunter (Seal)
P. Derrell Hunter

STATE OF SOUTH CAROLINA } Personally appeared before me Mary H. Stewart
County of GREENVILLE } and made oath that she saw the within named grantor(s) sign, seal and as his act and deed deliver the within written deed, and that she, with Frank P. McGowan, Jr. witnessed the execution thereof.

Sworn to before me this 25th day of August, A. D. 1964.
Frank P. McGowan Jr. (Seal)
Mary H. Stewart

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
County of GREENVILLE } I, Frank P. McGowan, Jr.

do hereby certify unto all whom it may concern, that Mrs. Rebecca H. Hunter wife of the within named P. Derrell Hunter did this day appear before me, and 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), Dwain L. Phillips, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released,

GIVEN under my hand and seal this 25th day of August, A. D. 1964.
Frank P. McGowan Jr. (Seal)
Rebecca H. Hunter

Recorded August 25th., 1964 At 5:02 P.M. # 6122

249-2-64