

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

JUL 10 4 05 PM '72

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, J. Douglas Plowden

in consideration of Twenty-Six Thousand Three Hundred and No/100 (\$26,300.00) 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 William R. Phillips and Carol F. Phillips, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southerly intersection of Tranquil Avenue and Shannon Drive, near the City of Greenville, S. C., being known and designated as Lot No. 53 on plat of Lake Forest, Section I as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Tranquil Avenue, said pin being the joint front corner of Lots 53 and 54 and running thence with the common line of said lots S 26-07 E 164.3 feet to an iron pin, the joint rear corner of Lots 53 and 54; thence N 67-07 E 120 feet to an iron pin on the southwesterly side of Shannon Drive; thence with the southwesterly side of Shannon Drive N 29-31 W 143 feet to an iron pin; thence on a curve, the chord of which is N 71-59 W 36.9 feet to an iron pin on the southerly side of Tranquil Avenue; thence with the southerly side of Tranquil Avenue S 65-33 W 85 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 628, page 240.

GRANTEES TO PAY 1972 TAXES.



5300

Greenville County
Stamps
Paid \$ 29.15
Act No. 380 Sec. 1

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 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 10th day of

July 1972

SIGNED, sealed and delivered in the presence of:

J. Douglas Plowden (SEAL)

_____ (SEAL)

Amie C. Yates
May R. Johnson

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

SWORN to before me this 10th day of July

1972

May R. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Amie C. Yates

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

10th day of July 1972

Estelle W. Plowden

May R. Johnson (SEAL)
Notary Public for South Carolina.
My commission expires November 19, 1979.

RECORDED this day of _____ M. No. _____

Deed Recorded July 10, 1972 at 4:05 P. M., #749

277

55-2-27-11-27