

FILED GREENVILLE CO. S. C.

VOL 962 PAGE 378

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Dec 7 3 16 PM '72  
C. O. RIDDLE  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that B. F. Reeves

in consideration of Seven Thousand, Two Hundred Ninety-Three & 80/100 (\$7,293.80) Dollars,  
and assumption of mortgage set forth below:  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

James H. Phelps and Thelma E. Phelps, their heirs and assigns:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 on a Plat of property of B. F. Reeves, prepared by C. O. Riddle, Surveyor, dated June 5, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-F, Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of Ponderosa Drive, at the joint front corner of Lots 1 and 2 and running thence with the joint line of Lots 1 and 2, N. 71-11 E., 278.6 ft. to an iron pin; thence N. 19-51 W., 150 ft. to an iron pin at the joint rear corner of Lots 2 and 3; thence with the joint line of Lots 2 and 3, N. 71-11 W., 274.9 ft. to an iron pin on the Eastern edge of Ponderosa Drive; thence with the edge of said Drive, S. 17-59 E., 104.2 ft. to an iron pin; thence continuing with said Drive, S. 19-27 E., 45.8 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 885, Page 439.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

As part of the consideration for this conveyance, the grantees herein assume and agree to pay that certain mortgage to Fountain Inn Federal Savings & Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1232, Page 585, and has an unpaid balance of \$ 20,021.20

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)' 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 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 4th day of December, 19 72.

SIGNED, sealed and delivered in the presence of:

*[Handwritten signatures]*

*B. F. Reeves* (SEAL)

Greenville County  
Stamps  
Paid \$ 8.25  
Act No. 380 Sec. 1



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.

SWORN to before me this 4th day of December, 19 72.

*[Handwritten signature]* (SEAL)  
Notary Public for South Carolina.

*[Handwritten signature]*

My Commission Expires 12/15/79.

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)' 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 4th day of December, 19 72.

*[Handwritten signature]* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires Dec. 15, 1979.

*[Handwritten signature]*

RECORDED this 7th day of December 19 72 at 3:09 P. M., No. 16733

5592

130-5592-1-22