

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mammie L. Phillips

in consideration of the exchange of properties, other valuable consideration and five

to me paid by W.S. Peck

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said W.S. Peck, his heirs and assigns,

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

Beginning at an iron pin on the north side of Perry Avenue and on the line of formerly the Irvine Property, just outside the limits of the City of Greenville, and runs thence along the North side of Perry Avenue S. 71-0 E. 55 feet to an iron pin on the line of the property of the Groce Brothers; thence along said line N. 20-33 E. 115 feet to an iron pipe; thence along line of Groce property N. 71 W. 55 feet to an iron pin on the line of the Irvine property; thence along that line S. 20-33 W. 115 feet to the beginning, being the same land conveyed to me by H.L. and W.T. Groce, April 17, 1914 and recorded in Vol. 16, page 149.

As a part of the consideration for this conveyance, the grantee herein does hereby assume and will pay a mortgage debt of \$700.00 given by J.M. Phillips to Ruby Stellars, together with interest from date according to its terms.

Also that lot of land situate on the south side of Perry Avenue, being known as lot No. 36 and fronting 50 feet on Perry Ave., and 191 feet deep, being more particularly described in deed from M.W. Campbell to me, March 7, 1914, recorded in Vol. 16, page 137 to which reference is made as a part of this description.

Also those two lots of land situate in the County and State aforesaid, just beyond the limits of the City of Greenville, between Woodside and Brandon Cotton Mills, and being known as Lots 3 and 4 on Perry Avenue Annex as shown on plat recorded in Plat Book A., page 878. Each of said lots has a frontage of 28 feet on the East side of Woodside Avenue and runs back to an alley in the rear.

Also those other lots of land situate in the County and State aforesaid, known as Lots Nos. 5, 6 and 7 on plat of Perry Avenue Annex: Beginning at an iron pin on the East side of Woodside Avenue 86 feet from the intersection of Woodside Avenue and Brenwood Street, and runs thence S. 16-30 E. 86 feet to an iron pin; thence N. 73-30 E. 73 feet to an iron pin on alley; thence along said alley N. 10 W. 86-1/2 feet to an iron pin; thence S. 75-30 W. 82-3 feet to an iron pin, the beginning corner.

As a part of the consideration for this conveyance, the grantee herein does hereby assume and will pay a mortgage debt of \$1700.00 given by J.M. Phillips and R.E. Houston on lots 3, 4, 5, 6 and 7 of Perry Avenue Annex to Piedmont Savings & Trust Co., together with interest from date according to its terms.

Also that other lot situate just beyond the corporate limits of the City of Greenville, County and State aforesaid, now West Greenville, on Perry Avenue: Beginning at a stake on Perry Avenue 50 feet from corner of lot 34 (corner of lot conveyed to W.H. Griffin, deed recorded Vol. 55, page 191) and runs thence in a westwardly direction along Perry Avenue 50 feet to lot 36; thence S. 22-1/2 W. 191 feet; thence in a line parallel with Perry Avenue 50 feet to said Griffin lot; thence N. 22-1/2 E. 191 feet to the beginning corner, being part of lot 35 and of a 50 foot Street, being the western portion of said lot and conveyed to J.M. Phillips and myself by W.G. Serrine, deed recorded in Vol. 29, page 143, and in which J.M. Phillips conveyed his interest to me.

The above described land is the same conveyed to me by the same on the 5th day of April, 1921, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book          Page         

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 premises before mentioned unto the said W.S. Peck, his heirs and assigns forever.

AND I myself, my heirs, executors and administrators to do hereby bind W.S. Peck, his warrant and forever defend all and singular the said premises unto the said W.S. Peck, his

heirs and assigns, against myself and my heirs, and every other person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

WITNESS my hand and seal, this 5th day of April in the year of our Lord one thousand nine hundred and twenty-one and in the one hundred and forty -fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:  
S.E. Beaks, Jr. Mammie L. Phillips (SEAL)  
J.R. Belentine (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

Revenue Stamps Cancelled  
Dollars 2  
Cents         

STATE OF SOUTH CAROLINA, }  
Greenville County. PERSONALLY appeared before me S.E. Beaks, Jr.

and made oath that he saw the within named Mammie L. Phillips

sign, seal, and as her act and deed, deliver the within written Deed; for the uses and purposes herein mentioned, and that he, with J.R. Belentine witnessed the execution thereof.

SWORN to before me, this 5 day of April A. D. 1921  
E.N. Whitmire (L. S.)  
Notary Public for S. C.

STATE OF SOUTH CAROLINA, }  
Greenville County. RENUNCIATION OF DOWER.

I,         , a Notary Public, do hereby certify unto all whom it may concern, that Mrs.          the wife of the within named          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 within named         

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          day of          Anno Domini 19          
         (L. S.)  
Notary Public for S. C.

Recorded April 21st, 1921