



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, ALBERT T. VAUGHAN, Jr., in the State aforesaid, in consideration of the sum of THREE THOUSAND, FIVE HUNDRED TWENTY-TWO & 87/100 (\$3,522.87) DOLLARS, and assumption of mortgage described 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 the said EDWARD F. PHILLIPS, Jr., his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the North side of Northwood Avenue, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 11 on Plat of Property of Furman C. Smith and G. Herman Walker, made by Piedmont Engineering Service, in August, 1947, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Northwood Avenue at joint front corner of Lots 9 and 11, and running thence with the line of Lot 9 N. 1-26 E. 168.1 feet to an iron pin; thence S. 87-14 E. 29.2 feet to an iron pin; thence S. 56-04 E. 47.3 feet to an iron pin at rear corner of Lot 13; thence with line of Lot 13 S. 1-26 W. 141 feet to an iron pin on the North side of Northwood Avenue; thence with the North side of Northwood Avenue N. 87-34 W. 70 feet to the beginning corner.

The above described property is the same conveyed by deed of R. K. Taylor, Jr., and L. M. Glenn recorded in the R.M.C. Office for Greenville County in Deeds Book 373, page 219.

The grantee herein is to pay the 1954 taxes on the above-described property.

As a part of the consideration hereof, the grantee agrees to pay those certain notes and mortgages given by the grantor to C. Douglas Wilson & Co., on which there is a balance due of Five Thousand, Nine Hundred Seventy-Seven and 13/100 Dollars (\$5,977.13); said mortgages are recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgages Volume 414, page 4, and Mortgages Volume 414, page 16.

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, and 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 the 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 30th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-Four

Signed, Sealed and Delivered in the Presence of

Anne M. White
Edward Ryan Hamer

Albert T. Vaughan Jr. (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) Albert T. Vaughan, Jr., sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 30th day of July, A. D. 19 54

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Anne M. White

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hazel P. Vaughan, wife of the within named Albert T. Vaughan, Jr., 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 Edward F. Phillips, Jr., 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 30th day of July, A. D. 19 54

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Hazel P. Vaughan

Cancelled documentary stamps attached: S. C. \$ Third day of August 19 54 at 2:34 P.M., No. #17179