The State of South Carolina,

COUNTY OF GREENVILLE









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a corporation chartered under the laws of the State of <u>South Carolina</u>
and having its principal place of business a
Greenvillein the State of South Carolinafor and in consideration
of the sum of Four Thousand One Hundred Twenty-Five and No/100Dollar
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee
hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold an
released, and by these presents does grant, bargain, sell and release unto Maryann Phillips
herheirs and assigns forever:
All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the eastern side of Woodside Avenue and being a portion of Lots 34 and 35 of a Map of Morgan Hill addition as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book A, Page 69 and being more particularly described according to a plat of Property of J. Hagood Bruce recorded in the R. M. C. Office for Greenville County in Plat Book JJ, Page 89 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodside Avenue, which iron pin is 89.8 feet in a southerly direction from the southeastern corner of the intersection of Woodside Avenue and Morgan Street and running thence, S. 89-11 E. 92.3 feet to an iron pin; thence N. 83-10 E. 51.9 feet to an iron pin; thence S. 6-44 E. 42 feet to an iron pin; thence S. 82-36 W. 164.4 feet to an iron pin on the eastern side of Woodside Avenue; thence along the eastern side of Woodside Avenue, N. 13-45 E. 60 feet to the beginning corner.

The above described property is the same conveyed to the grantor by James Hagood Bruce by his deed dated January 4, 1956 and recorded in the R. M.C. Office for Greenville County in Deed Book 542, Page 277. This conveyance is subject to the following condition: that no building shall be constructed nearer the front lot line than 29 feet; provided, however, that this condition shall not prevent the improvement of the dwelling now situate on the premises so long as any such improvement does not extend said dwelling any nearer the front lot line than it now

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 grantee Maryann Phill	ip;
hereinabove named, and herHeirs and Assigns forever	