

FEB 9 3 55 PM 1959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Margaret P. Pitts, in the State aforesaid, in consideration of the sum of One and no/one hundredths (\$1.00) DOLLARS, love and affection, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Fred B. Phillips, his heirs and assigns forever

All my right, title and interest in and to all that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, School District 135, Block Book 550 - 2, on or near the line of Butler and Austin Townships, being bounded on the North by County Road, on the East and South by lands of Phillips and on the West by lands now or formerly owned by W. McCall, and, according to a plat prepared by H. S. Brockman, Surveyor, November 5, 1958, recorded in the R. M. C. Office for Greenville County in Plat Book "SS", page 81, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of County Road and running thence S. 86 - 00 E. 325 feet to a point in center of said Road; thence S. 45 - 15 W. 309.7 feet to a point; thence N. 85 - 45 W. 184.4 feet to a point on line of property now or formerly owned by McCall; thence N. 19 - 00 E. 242 feet to the point of beginning, being, according to said plat, 1.37 acres, more or less.

This is a part of the land conveyed to J. W. Phillips by the Federal Land Bank of Columbia, by deed dated February 21, 1929 and recorded in the R. M. C. Office for Greenville County in Deeds Volume 112, page 401 and is a part of the same inherited by Florence B. Phillips, Mildred P. Lake, William R. Phillips, James R. Phillips, Jannette Phillips, John W. Phillips and Margaret P. Pitts, the said Grantor, as heirs-at-law of J. W. Phillips, deceased, as is shown by records on file in the Office of the Probate Court for Greenville County in Apartment 671, File 18 to which reference is made.

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 thirty first day of January in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Sign'd, Sealed and Delivered in the Presence of
Sue S. Crenshaw
Douglas E. Jones
State of South Carolina
COUNTY OF *Crawen*
Personally appeared before me *Sue S. Crenshaw*
and made oath that she saw the within named grantor(s) *Margaret P. Pitts*
written deed, and that he, with *Douglas E. Jones* sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Sworn to before me this *31st* day of *January*, A. D., 19*59*
Sue S. Crenshaw (Seal)
Notary Public for South Carolina
My Commission Expires November *17, 1960*

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF _____ } I, _____ Notary Public, do hereby certify
unto all whom it may concern, that Mrs. _____ 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 _____ 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 _____, A. D., 19____

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ 3:56 P. M.
Recorded this _____ 9th day of February 19 59, at _____ M., No. 20347
550-2-901