

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, JOHN B. PHILLIPS, JR., in the State aforesaid, in consideration of the sum of ONE AND No/100 (\$1.00)----- DOLLARS, AND ASSUMPTION OF MORTGAGE REFERRED TO HEREINBELOW 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 BETTY JEAN PHILLIPS, her heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville, County, State of South Carolina, known as Lot No. 70 as shown on Plat of North Park, said Plat recorded in the RMC Office for said County in Plat Book "K" at Page 49, having the following metes and bounds, according to said Plat:

BEGINNING at an iron pin on Gallivan Avenue, joint front corner of Lots Nos. 70 and 71, thence along line of Lot No. 71, N. 19-46 E. 192.4 feet to an iron pin in line of Lot No. 67; thence along line of Lot No. 67, N. 68-34 W. 60 feet to iron pin, joint corner of Lots Nos. 66, 67, 69 and 70; thence along line of Lot No. 69, S. 19-46 W. 189.2 feet to the beginning corner.

THIS IS the same property conveyed to the Grantor by deed of Edwin Spiegel, Jr., dated October 3, 1949 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 394 at Page 359

GRANTEE to pay 1963 taxes.

THE Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by John B. Phillips, Jr., to Fidelity Federal Savings & Loan Association, Greenville, S. C., dated April 17, 1961 in the original amount of \$8,000.00 recorded in the said RMC Office in Real Estate Mortgage Book 855 at Page 131. The balance on said mortgage being \$7,337.13.

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 her 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 4th day of November in the year of our Lord One Thousand Nine Hundred and Sixty-Three

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Vance B. Drawdy and Wilma V. Garrett.

John B. Phillips, Jr. (Seal) and five blank lines for seals.

State of South Carolina, Greenville County

Personally appeared before me Vance B. Drawdy

and made oath that he saw the within named grantor(s) John B. Phillips, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with Wilma V. Garrett witnessed the execution thereof.

Sworn to before me this 4th day of November, A. D. 1963. Notary Public for South Carolina. Handwritten signature of Vance B. Drawdy.

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Vance B. Drawdy Notary Public, do hereby certify

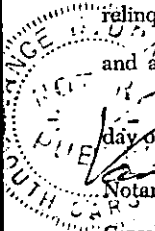
unto all whom it may concern, that Mrs. Evelyn B. Phillips wife of the within named John B. Phillips, Jr. did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Betty Jean Phillips, her 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 4th day of November, A. D. 1963. Notary Public for South Carolina. Handwritten signature of Vance B. Drawdy.

Evelyn B. Phillips (Handwritten signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 4th day of November 1963, at 9:00 A. M., No. 13261



519-178-9-22