

MAY 12 4 33 PM '72

TITLE TO REAL ESTATE— Offices of HALL, JAMES, LONG, FORD, & WYATT, Attorneys at Law, 100 Williams St. Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

LILLIAN ARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that James Perry Phillips and Cleora Lillian Phillips -----

in consideration of Eighteen Thousand and No/100 (\$18,000.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Geraldine P. Crain, her heirs and assigns forever:

ALL those pieces, parcels or tracts of land situate, lying and being on the eastern side of Julian Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as a 4.99 acre tract on a plat prepared by H. S. Brockman for Marvin A. Hudson and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of property of the Grantors herein (which property is also being conveyed by this deed) and running thence along the line of said property of the Grantors, N. 71-45 W., 223 feet to a point is said road (iron pin back on line at 19 ft.); thence with the center of said road and the J. C. Phillips line N. 0-45 E., 440 feet to a point in the center of said road (iron pin being 17 feet east of this point on the north line); thence along line of property now or formerly of R. D. Julian, S. 89-15 E., 210 feet to an iron pin; thence continuing along line of property now or formerly of R. D. Julian, N. 88-41 E., 371 feet to a point in the back (iron pin back on this line at 12 feet); thence S. 26-45 W., (with branch as the line) 471 feet to a point in said branch; thence S. 59-00 W., 185 feet to the beginning corner.

Also: All that piece, parcel or tract adjoing the above described property and having the following metes and bounds, to-wit:

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 6th day of May 19 72.

SIGNED, sealed and delivered in the presence of:

Francis K. Bagwell  
[Signature]

JPP: James Perry Phillips (SEAL)  
CLP: Cleora L. Phillips (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF Greenville } Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 6th day of May 19 72.  
[Signature] (SEAL)  
Notary Public for South Carolina.  
My Commission Expires June 13, 1979

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF Greenville } I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  
GIVEN under my hand and seal this 6th day of May 19 72.  
[Signature] (SEAL)  
Notary Public for South Carolina.  
My Commission Expires June 13, 1979.

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RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

11-1-561