

TITLE OF REAL ESTATE- Cheros and Patterson Attorneys at Law Greenville, S. C. TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that I, James R. Phillips

in consideration of Two Thousand Eight Hundred and No/100 ----- (\$2,800.00) 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 Joe Lee Ledbetter, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, located on Keeler Bridge Road and being shown and designated as 3.20 acres on a plat of the Property of James R. Phillips and Ralph L. Phillips dated February 1974, prepared by Webb Surveying and Mapping Company and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Keeler Bridge Road at the joint corner of this property and property of Lewis Rochester and running thence with the center of said road, N 8-00 W 262 feet to a point in said road at the joint corner of this property and property of Hudson; running thence along the line of this property and property of Hudson, N 77-00 E 720 feet to a point; thence turning and running, S 16-00 W 155 feet to a point; thence turning and running along the line of this property and property of Ralph L. Phillips, S 74-55 W 399.8 feet to a point; thence, S 62-45 W along Rochester property 374 feet to the point of beginning.

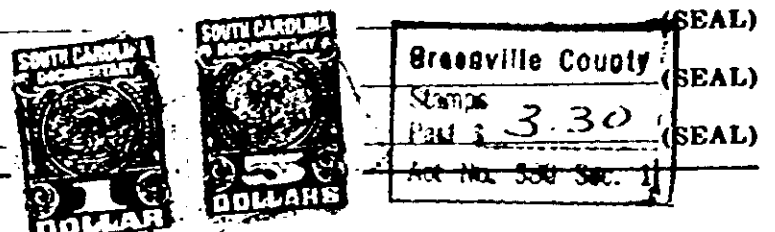
This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground, which may affect said tract. -356-311.1-1-20,21

This is a portion of the property conveyed to the Grantor by deed recorded in Deed Book 806 at Page 307, RMC Office for Greenville County, 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(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 16 day of April 1974.

SIGNED, sealed and delivered in the presence of:

James R. Phillips (SEAL)
Notary Public for South Carolina 1-29-81.
My commission expires: 1-29-81.



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of April 1974.

Notary Public for South Carolina 1-29-81. My commission expires: 1-29-81.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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 16 day of April 1974.
Notary Public for South Carolina 1-29-81. My commission expires: 1-29-81.

Katherine Phillips

(CONTINUED ON NEXT PAGE)

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

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