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SLBY

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Marie S. Phillips, individually and as trustee; James Earl Phillips, Jr., individually and as trust beneficiary; William W. Phillips, individually and as trust beneficiary; and Ann Marie Phillips Spruell, individually and as trust beneficiary, in consideration of Seven Thousand Four Hundred and no/100----(\$7,400.00)-----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 Ralph Bailey, his heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County and State aforesaid and in Ward Four of the City of Greenville and being more fully described by the following metes and bounds as shown on Plat of Oakland Heights subdivision made by F. H. and J. G. Cunningham, and revised by R. E. Dalton, and recorded in Vol. "C" page 147:

Lot # 27 beginning at an iron pin on Choice Street 120 feet from the intersection of Choice Street and Oakland Avenue and running thence with Choice Street, S. 62-19 E. 60 feet to an iron pin, corner lot No. 28; thence along line of lot No. 28, N. 34-50 E., 150 feet to an iron pin; thence N. 62-19 W., 60 feet to an iron pin; thence S. 34-50 W., 150 feet to the beginning corner on Choice Street.

For derivation of title, see Greenville County Probate Court records, Apartment 596, File 53, for the estate of James Earl Phillips.

Grantee's address: 125 Broadus Avenue, Greenville, SC 29601

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