

STATE OF SOUTH CAROLINA } c/o Ron's TV, Golden Strip Shopping Center,
 COUNTY OF GREENVILLE } Mauldin, S. C. 29662

KNOW ALL MEN BY THESE PRESENTS, that George O'Shields Builders, Inc. Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One and No/100 (\$1.00) and assumption of mortgage indebtedness recited hereinbelow----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Ronald E. Phillips, his heirs and assigns, forever:

ALL ITS RIGHT, TITLE AND INTEREST, THE SAME BEING AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the eastern side of Woodberry Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 1 on a plat of WOODBERRY, made by Heaner Engineering Company, Inc., dated June 11, 1979, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C, page 30, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to George O'Shields Builders, Inc. and Ronald E. Phillips, by deed of George O'Shields, Sr., recorded December 9, 1983, in the RMC Office for Greenville County, S. C. in Deed Book 1202, page 228, and is hereby conveyed subject to all rights-of-way, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed, the Grantee assumes and agrees to pay in full the indebtedness due on a note and mortgage given by George O'Shields Builders, Inc. and Ronald E. Phillips to American Federal Bank, FSB, in the original sum of \$118,400.00, recorded in Mortgage Book 1639, page 246 on December 9, 1983.

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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(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 12th day of July 19 84

Signed, sealed and delivered in the presence of:

Constance G. McBride
James

GEORGE O'SHIELDS BUILDERS, INC. (SEAL)
 (A Corporation)

By: *George O'Shields* President

and _____ Secretary

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of July 19 84

Constance G. McBride (SEAL)

Notary Public for South Carolina
 My commission expires 9/6/93

RECORDED this _____ day of JUL 11 1984 19 _____ at 9:31 A/ M., No. 1152