

RECORDED

YORK COUNTY

TAX ASSESSOR'S OFFICE

000365502

Brice Law Firm, LLC

P. O. Drawer 300

York, SC 29745

DATE 7-31-07

TAX MAP NO. 70-10-2-2

INITIALS TS / DH

RECORDED 07/30/2007 04:37:37PM

Bk:09300 Pg:00038 Pages:3

Fee:10.00 State:819.00

County:346.50 Exempt:

David Hamilton, Clerk of Court

York County, SC

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that **Jane H. Heffner and William**

R. Wiley, Jr., hereinafter referred to as "Grantor", in the State and County aforesaid, for

and in consideration of THREE HUNDRED FIFTEEN THOUSAND AND 00/100

(\$315,000.00) DOLLARS paid by **Marcus C. Philemon and Terri L. Philemon**

206 East Liberty St. York SC 29745, hereinafter the "Grantee", has

granted, bargained, sold and released, and by these presents does grant, bargain, sell and

release unto the Grantee, **his/her/their** heirs and assigns forever, the following described

real property, to wit:

All that certain lot of land situated on the Southern side of East Liberty Street, in the Town of York, County of York and State aforesaid, conveyed to me the said Margaret C. McConnell by Quay D. Stroup by deed of recorded in the RMC Office for York County in Deed Book 102 at page 62 and therein described as follows: "All that certain piece, parcel or lot of land, lying and being with the incorporate limits of the Town of York, State and County aforesaid, on East Liberty Street, and being more particularly described as follows: commencing at a White Oak on East Liberty Street, corner of lot formerly owned by Mrs. Russell, running thence South 20 West 338 feet to rock, corner of property formerly owned by Russell and Avery; thence North 63 West 157 feet to stake, Inman's corner; thence in a Northerly direction along Inman's line 336 1/2 feet to stake on East Liberty Street, Inman's corner; thence in an easterly direction along said lot 116 feet and 10 inches to the beginning, containing One (1) acre, more or less, and being the same premises conveyed to Ernest Beard by Laura A. Avery, et al, by deed recorded in Book M-13, pages 608-610, and by Ernest Beard to Eunice H. Beard by deed recorded in Book 14, pages 467-468, and by Eunice H. Beard to J. M. Stroup. See Deed Book 18, page 573, and being the same property devised by J. M. Stroup to Hattie G. Stroup, and thereafter sole in an action to Marshall the Assets of the estate of said J. M. Stroup and purchased at said sale by Quay D. Stroup. See Clerk's Deed Book 4, page 41. See also plat of survey entitled "Survey Prepared for Marcus Philemon and Terri Philemon", dated June 28, 2007 and prepared by Hucks and Associates, PC and recorded in Plat Book 2217 at page 7, RMC Office for York County, SC.

DERIVATION: This is the identical real property conveyed to William Ralph Wiley by deed recorded July 16, 1943 in Book 110 at page 216, RMC Office for York County, SC. This is the identical real property conveyed to Gladys H. Wiley through The Estate of William Ralph Wiley, Case Number 523-15982 filed in York County Probate Office, SC. See also deed of distribution to Jane H. Heffner and William R. Wiley, Jr. recorded in Book 9300 at page 36, RMC Office for York County, SC.

The within property is conveyed subject to all existing easements and restrictions appearing in the chain of title, which said easements and restrictions are not intended to be reimposed hereby.

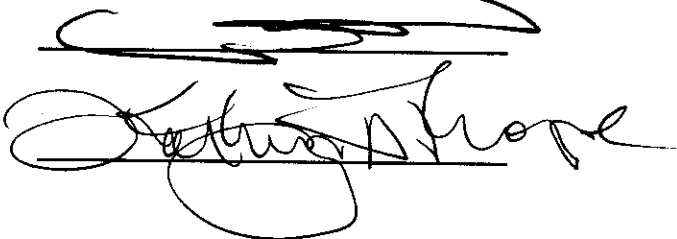
TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.


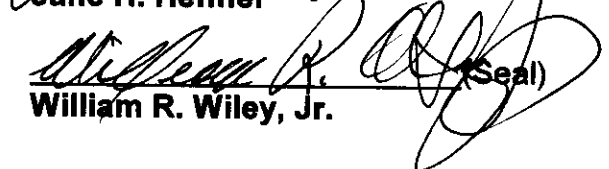
TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, her heirs and Assigns forever.

And the Grantor does hereby bind **his/her/their** heirs, Executors, Personal Representatives, and Administrators to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Heirs and Assigns, against the Grantor and the Grantor's heirs and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of The Grantor(s) this the 27 day of February, 2007.

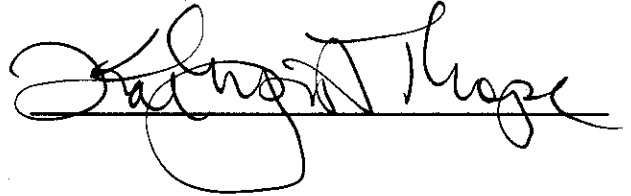
Signed, Sealed, and Delivered
in the presence of:



 (Seal)
Jane H. Heffner
 (Seal)
William R. Wiley, Jr.

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK) PROBATE

Personally appeared before me the undersigned witness and made oath that
_he saw the within named Grantors sign, seal and as his act and deed, deliver the within
written Deed for the uses and purposes therein mentioned and that _he with the other
witness whose signature appears above witnessed the execution thereof.



SWORN to before me this the
27 day of July, 2007.



NOTARY PUBLIC FOR STATE OF SOUTH CAROLINA
My Commission Expires: 3/25/11

BK09300 PG0040