

Grantee's mailing address: Route 6, Forrester Drive, Greenville, S. C. 29607

ROBERT A. CLAY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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DOCUMENTARY STAMP

KNOW ALL MEN BY THESE PRESENTS, that OAK, INC. A 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

Six Thousand & No/100 (\$6,000.00) 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 \*\*\*BEN C. SANDERS, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina being known and designated as Lot No. 165 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4 X at pages 48 and 49. Said lot has such corrected metes and bounds as appears below.

This conveyance is made subject to all recorded easements, rights of way and set back lines and also, subject to recorded restrictions in said R.M.C. Office in Deed Book 779 at page 767.

This being the same property conveyed unto the Grantor herein by deed from Robert A. Clay and W. W. Kellett, Jr., As Trustees for Oak Trust, under that certain Trust instrument recorded in the R.M.C. Office for Greenville County, South Carolina on March 25, 1968, in Deed Book 840 at Page 277, said deed being dated September 3, 1971, and being recorded in Deed Volume 927 at page 525.

Particular attention is called to the sewage easement over the rear or eastern portion of said lot.

Lot 165 has the following metes and bounds according to a plat prepared for Ben C. Sanders by Carolina Surveying Co. dated March 13, 1980:

BEGINNING at an iron pin on the eastern side of Cannon Circle, joint front corner of Lot Nos. 164 and 165 and running thence with the joint line of said lots N. 71-52 E. 204 feet to an iron pin; thence continuing to the center of a branch as the property line; thence with the center line of said branch in a southeasterly direction, the chord of which being S. 32-00 E. 216.6 feet to an iron pin; thence leaving the center of said branch and running thence S. 74-04 W. to an iron pin; thence continuing S. 74-04 W. 165.2 feet to an iron pin; thence N. 71-35 W. 158.2 feet to an iron pin on the eastern side of Cannon Circle; thence with Cannon Circle N. 0-19 E. 115.1 feet to the beginning corner.

(18)-130-574.11-1-165

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 11th day of March 19 80

SIGNED, sealed and delivered in the presence of:

OAK, INC.

A Corporation

By:

President

Secretary

(SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PROBATE

GREENVILLE COUNTY DOCUMENTARY TAX 06.60

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 11th day of March 19 80

Notary Public for South Carolina.

Commission Expires: 10/15/85

RECORDED MAR 14 1980 at 3:01 P. M., No. 27119

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