

GRANTEE ADDRESS: 301 Sharondale Lane
Simpsonville, SC 29681

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that KENNETH E. RIDDLE and SANDRA F. RIDDLE

FILED
GREENVILLE

APR 1 11 33 AM '83

in consideration of THIRTY THOUSAND AND NO/100 (\$38,000.00)----- 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 RONALD C. TODD and SUSAN E. TODD, Their Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 148, Section II, on Plat of Westwood Subdivision, prepared by Piedmont Engineers and Architects, dated September 16, 1970, and recorded in the RMC Office for Greenville County, in Plat Book 4-F at Pages 44 and 45, and having, according to plat prepared by J. L. Montgomery, III, dated March 30, 1983, recorded of even date herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Capewood Road, joint corner of lots 149 and 148 and running thence with Capewood Road, N. 87-28 W. 105.0 feet to an iron pin at the intersection of Capewood Road and Sharondale Lane; thence with said intersection S. 50-02 W. 36.8 feet to an iron pin on the northwest side of Sharondale lane; thence with edge of Sharondale Lane S. 7-31 W. 100.0 feet to an iron pin at the joint front corner of lots 147 and 148; thence with common line of lots 147 and 148 S. 82-29 E. 142.2 feet to an iron pin at the joint rear corner of lots 147 and 148 on line of Lot 149; thence with common line of lots 149 and 148; N. 1-07 E. 34.7 feet to an iron pin; thence continuing on same common line N. 2-30 E. 102.2 feet to an iron pin on Capewood Road, the point of BEGINNING.

This being the same property conveyed to Grantors herein by deed of Builders and Developers, Inc., dated June 5, 1971, and recorded Jun 7, 1971 in the RMC Office for Greenville County in Deed Book 917 at Page 297.

18 (899) 574.7-1-98

This conveyance is made subject to the restrictive and protective covenants affecting Section II of Subdivision known as Westwood, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Book 899 at Page 347. Also being subject to all other restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s) which affect the property hereinabove described.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 31 day of March 19 83

SIGNED, sealed and delivered in the presence of:

Linda H. Floyd (SEAL)
Smith John Bott (SEAL)
Kenneth E. Riddle (SEAL)
Sandra F. Riddle (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of March 19 83

Smith John Bott (SEAL) *Linda H. Floyd*

Notary Public for South Carolina.

My commission expires 12-9-91

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

31 day of March 19 83

Smith John Bott (SEAL) *Sandra F. Riddle*

Notary Public for South Carolina.

My commission expires 12-9-91

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

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4328-W-21