

ADDRESS: 300 Cannon Circle
Greenville, S. C.
29607

TITLE TO REAL ESTATE - INDIVIDUAL FOR JACK H. MITCHELL & ARIAL P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JAN 14 4 22 PM '80
CONNOR & SANDERS
R.M.C.

VOL 1118 PAGE 883

KNOW ALL MEN BY THESE PRESENTS, that Ben C. Sanders

in consideration of Seventy-five Thousand Nine Hundred Fifty and no/100 (\$75,950.00) 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 Richard C. Rickenbach and Diane E. Rickenbach, their heirs and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the eastern side of Cannon Circle in Greenville County, South Carolina, being known and designated as Lot No. 163 on a plat entitled PINE BROOK FOREST SUBDIVISION, SECTION I, made by Robert R. Spearman dated March 15, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-X at Page 48 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cannon Circle at the joint front corner of lots nos. 162 and 163 and running thence along the common line of said lots, N. 64-09 E. 143.0 feet to an iron pin in or near a branch; thence with the branch as the line, the traverse of which is S. 14-01 E. 115.6 feet to an iron pin at the joint rear corner of lots nos. 163 and 164; thence along the common line of said lots, S. 69-09 W. 154.0 feet to an iron pin on the eastern side of Cannon Circle; thence along the eastern side of Cannon Circle, N. 25-51 E. 115 feet to an iron pin, the point of beginning.

- 18 - 130 - 574.11 - 1 - 163

The above property is the same property conveyed to the grantor by deed of Oak, Inc. recorded July 27, 1979 in Deed Book 1107 at Page 981 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees agree and assume to pay Greenville County property taxes for the tax year 1980 and subsequent years.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
\$ 82.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JAN 14 80
\$ 83.60

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 assigns against the grantor(s) and the grantor'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 14th day of January 1980

Signature of Jack H. Mitchell, III
Notary Public for South Carolina
My commission expires: 3/26/89

Signature of Ben C. Sanders
BEN C. SANDERS (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 14th day of January 1980

Signature of Linda D. Sanders
Notary Public for South Carolina
My commission expires: 3/26/89

Signature of Jack H. Mitchell, III
JACK H. MITCHELL, III

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 claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

14th day of January 1980
Signature of Linda D. Sanders
Notary Public for South Carolina
My commission expires: 3/26/89

Signature of Linda M. Sanders

RECORDED this 14th day of January 1980 at 4:22 P.M., No. 21985

JAN 14 1980

574.11

4328 RV-2