

Grantee's Address:
10 Paddock Lane, Greenville, SC
29651

TITLE TO REAL ESTATE - INDIVIDUAL FORM
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OFFICE OF THE CLERK OF COURT
181 3:37 PM '80
R.M.C.
TANKERSLEY

BOOK 1120 PAGE 20

KNOW ALL MEN BY THESE PRESENTS, that ANTHONY R. RIZZETTA AND EMILY RIZZETTA

in consideration of ONE (\$1.00) DOLLAR AND LOVE AND AFFECTION

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

TERESA RIZZETTA, HER HEIRS AND ASSIGNS, RESERVING UNTO THE GRANTORS A LIFE ESTATE FOR AND DURING THE TERM OF THEIR JOINT LIVES, WITH A FEE SIMPLE VESTED REMAINDER IN THE GRANTEE.

ALL that piece, parcel or lot of land located, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot No. 9 on a plat entitled "Section One, Westminster Village", dated April 15, 1976 prepared by Heaner Engineering Company, Inc., recorded in the R.M.C. Office of Greenville County in Plat Book 5P at Page 40 and having, according to said plat the following metes and bounds, to-wit:

(11)-195-5403-1-57

BEGINNING at an iron pin on the northern side of Paddock Lane at the joint front corner of Lots Nos. 9 and 10 and running thence with the joint line of said lots N. 26-13 E., 150 feet to an iron pin; thence S. 59-18 E., 86 feet to an iron pin at the joint rear corner of Lots 8 and 9; running thence with the joint line of said lots S. 25-39 W., 143.27 feet to an iron pin on the northern side of Paddock Lane; running thence with the northern side of said lane N. 64-03 W., 81 feet to an iron pin, point and place of beginning.

The above-described property is the same conveyed to the Grantors by deed of Regency Enterprises, Inc. recorded in the RMC Office for Greenville County, SC in Deed Book 1067 at Page 664 on November 1, 1977 and is hereby conveyed subject to all easements, conditions, covenants, restrictions and rights of way of public record and actually existing on the ground affecting said property.

It is the intention of the Grantors to reserve themselves in the above-described property a life estate for and during the term of their joint respective lives and upon the death of the last survivor of Anthony R. Rizzetta and Emily Rizzetta, to be vested in the Grantee, Teresa Rizzetta, in fee simple.

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 31 day of January 19 80
Signed, sealed and delivered in the presence of:
Patricia S. Howden (SEAL) *Emily Rizzetta* (SEAL)
Anthony R. Rizzetta (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 January 1980
Patricia S. Howden (SEAL) *Y. M. M. W.*
Notary Public for South Carolina
My commission expires: ~~5/4/86~~ 4/6/89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 and singular the premises within mentioned and released.
GIVEN under my hand and seal this
31 day of January 19 80
Patricia S. Howden (SEAL) *Emily Rizzetta*
Notary Public for South Carolina
My commission expires: ~~5/4/86~~ 4/6/89
RECORDED this 1980 at 3:37 P. M. No. 23710
RECORDED FEB 1 1980

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