

GRANTEES' ADDRESS: 224 Cannon Circle,
Greenville, S. C. 29607

8.0. 11:30 AM '80

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

'80
SLEY

KNOW ALL MEN BY THESE PRESENTS, that I, 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 William A. Kinninger and Cathy J. Kinninger, their 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. 164 on 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, and having according to a more recent survey entitled "Property of William A. Kinninger and Cathy J. Kinninger" prepared by Carolina Surveying Co. on July 28, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-C, at Page 69, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Cannon Circle at the joint front corner of Lots No. 163 and 164 and running thence along the joint line of said lots N. 64-49 E., 154.0 feet to an iron pin on the bank of a branch; thence along the branch in a southeasterly direction as the line (the traverse of which is S. 39-04 E., 143.4 feet) to an iron pin at the joint rear corner of Lots No. 164 and 165; thence continuing along the joint line of said lots S. 71-52 W., 204.0 feet to an iron pin at the joint front corners of Lots No. 164 and 165 on Cannon Circle; thence N. 18-11 W., 115.0 feet to the point of beginning.

(19)-130-574.11-1-164

THIS is the same property conveyed unto Ben C. Sanders by deed of Oak, Inc. recorded in Deeds Book 1114, at Page 929 on November 5, 1979.

Particular attention is called to the sewer easement along the northern side of this lot.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

RECORDED IN DEEDS BOOK 1114 PAGE 929

GREENVILLE COUNTY SOUTH CAROLINA DOCUMENTARY TAX 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 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 30th day of July, 1980.

SIGNED, sealed and delivered in the presence of:
Ben C. Sanders (SEAL)
BEN C. SANDERS
Eugene Perry Edwards (SEAL)
Eugene Perry Edwards
Barbara W. Hazard (SEAL)
Barbara W. Hazard

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 30th day of July, 1980.
Eugene Perry Edwards (SEAL)
Notary Public for South Carolina
Eugene Perry Edwards 8-16-84.
Barbara W. Hazard
Barbara W. Hazard

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 singular the premises within mentioned and released.
GIVEN under my hand and seal this 30th day of July, 1980.
Freeda M. Sanders
FREEDA M. SANDERS
Eugene Perry Edwards (SEAL)
Notary Public for South Carolina
Eugene Perry Edwards 8-16-84.

RECORDED this 30th day of July, 1980, at 11:30 A/ M, No. 2715

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