

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:

Rt. 14, 222 Cannon Circle
Greenville, S.C. 29607

KNOW ALL MEN BY THESE PRESENTS, that

BEN C. SANDERS

in consideration of SEVENTY-SIX THOUSAND NINE HUNDRED FIFTY & 00/100 (\$76,950.00) 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 JAMES A. ARNOLD & JUANITA B. ARNOLD, THEIR HEIRS & ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot no. 165 on a plat of Pine Brook Forest Subdivision, according to a plat prepared by Charles K. Dunn, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 4X at pages 48-49 and also shown on a more recent plat of "Property of James A. Arnold and Juanita B. Arnold" dated August 5, 1980, prepared by Freeland & Associates, recorded in plat book 8-A at page 77, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Cannon Circle, joint front corner of lots 164 and 165 and running thence N. 71-49 E., 202.9 feet to an iron pin in a branch; thence with the branch as the line, S. 32-08 E., 215.8 feet to an iron pin; thence leaving said branch, turning and running S. 73-59 W., 164.6 feet to an iron pin; thence turning and running N. 71-41 W., 158.0 feet to an iron pin on Cannon Circle; thence with said Cannon Circle, N. 0-19 E., 115.2 feet to an iron pin, being the point of beginning.

(19) 130 - 574.11 - 1 - 165

This is the same property conveyed to the grantor by deed of Oak, Inc., recorded in the RMC Office for Greenville County in Deed Book 1122 at page 163 on March 14, 1980.

This conveyance is subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

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 7th day of August, 1980.

SIGNED, sealed and delivered in the presence of:

Ben C Sanders (SEAL)
BEN C. SANDERS

H Michael Spivey (SEAL)
Barbara M Spivey (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 7th day of August, 1980.

H Michael Spivey (SEAL)
Notary Public for South Carolina

My commission expires 1/24/83

Barbara M Spivey

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 7th day of August, 1980.

H Michael Spivey
Notary Public for South Carolina

My commission expires 1/24/83

RECORDED this 8 1980 day of

at 4:10 P.M.

Freida M Sanders
GREENVILLE COUNTY
RECORDED
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4328 RV-2