

TITLE TO REAL ESTATE—Love, Thornton, Arthur & Thomas, 410 E. Washington St., Greenville, S. C.

1137-563

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Mailing Address: PO BX 458
Mauldin SC 29662

NOV 13 3 38 AM '80
MERSLEY

KNOW ALL MEN BY THESE PRESENTS, that THOMAS CALVIN KELLETT and MARY C. KELLETT

in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00)----- 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 BEN E. SANDERS

(15) - 299 - M6.3-1-3

ALL that certain piece of land, triangular in shape, .80 acres with improvements, in Austin Township 1.5 miles southeast of Mauldin on the southwest side of Route 276 in Greenville, with the following metes and bounds:

BEGINNING at an iron pin on the 125-foot right of way for Route 276 and running along said right of way S 34-19 E 300 feet more or less to an iron pin on right of way line; thence S 83-17 W for 83.8 feet more or less to an iron pin; thence S 86-03 W 180.2 feet more or less to an iron pin; thence N 19-12 E 286 feet more or less to point of beginning. Bounded on northeast by Rt. 276, on southwest by lands now or formerly of Bobbie Jean and Joe R. Garrett, on south by lands now or formerly of Mrs. Florrie E. Greer.

This is the same property conveyed to Thomas Calvin Kellett by deed of the South Carolina State Highway Department, recorded on January 28, 1959 in Deed Book 615 at page 474 in the RMC Office for Greenville County. See deed of Thomas Calvin Kellett to Mary C. Kellett, recorded on November 7, 1977 in Deed Book 1068 at page 82 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX STAMP
\$ 50.00

GREENVILLE COUNTY
87817
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ NOV 19 1980
P.B. 27.50

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, successors and assigns, forever. And, the grantor(s) do(ea) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 11th day of November 19 80

SIGNED, sealed and delivered in the presence of:

James S. Woodward
Donald R. McAlister

Thomas Calvin Kellett (SEAL)
Thomas Calvin Kellett (SEAL)

Mary C. Kellett (SEAL)
Mary C. Kellett (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of November 19 80.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

James S. Woodward
27611 IRM SPT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

BEN E. SANDERS
M 6.3-1-3

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, 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 11th day of November 1980.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Mary C. Kellett
Mary C. Kellett

RECORDED this NOV 19 1980 day of _____, at _____ 9:38 A. M., No. 15413

M6.3-1-3

0.563

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