

KNOW ALL MEN BY THESE PRESENTS, that David J. Richards and Sharon A. Richards

in consideration of Thirteen thousand eight hundred and 75/100ths -- (\$13,800.75) & Dollars,
 the assumption of mortgage as set forth below
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
 release unto Harold P. Sexton and Angela L. Sexton, their heirs and assigns
 forever

ALL that certain piece, parcel or lot of land situate, lying and being
 in Greenville Township, Greenville County, State of South Carolina, on
 the eastern side of Rutledge Avenue, being shown and designated as Lot
 124 on a plat of Sans Souci Housing, Inc. recorded in Plat Book X, at page
 61, RMC Office for Greenville County, and having, according to said plat, the
 following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Rutledge Avenue,
 at the joint front corner of Lots Nos. 124 and 125, and running thence
 with the line of Lot No. 125, S 64-45 E, 148.4 feet to an iron pin
 at the rear corner of Lot No. 123; thence with the line of Lot No. 123,
 N 64-45 W, 153.1 feet to an iron pin on the eastern side of Rutledge Avenue;
 thence with the eastern side of Rutledge Avenue, S 25-15 W, 65 feet to the
 beginning.

12(235) 164-4-15

DERIVATION: Deed of Robert P. Ashmore and Catherine L. Ashmore recorded
 March 23, 1976 in Deed Book 1033 at page 508. See also deed of David
 J. Richards to Sharon A. Richards recorded September 14, 1981 in Deed
 Book 1154 at page 987.

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.

SEE REVERSE

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(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administra-
 tors 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 March 19 82

SIGNED, sealed and delivered in the presence of:

<p><u>S. Gray Walsh</u> <u>Betty C. Minnis</u></p>	<p><u>David J. Richards</u> (SEAL) <u>Sharon A. Richards</u> (SEAL)</p>
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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 March 19 82

<p><u>S. Gray Walsh</u> (SEAL) Notary Public for South Carolina My commission expires: 6-15-89</p>	<p><u>Betty C. Minnis</u> Betty C. Minnis</p>
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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 whom-
 soever, 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 March 19 82

<p><u>S. Gray Walsh</u> (SEAL) Notary Public for South Carolina My commission expires: 6-15-89</p>	<p><u>Sharon A. Richards</u> Sharon A. Richards</p>
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