

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 4 11 32 AM '71
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that OAK, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Four Thousand, Four Hundred and No/100 (\$4,400.00)-----Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

Edward Leo Ricker and Gary Lee Ricker, d/b/a Ricker Construction Company, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville on the corner of Old Mill Road and Rosewood Drive, being shown as Lot # 57 on plat of Edwards Forest Heights recorded in Plat Book 000 at Page 89, and being more fully described as follows:

BEGINNING at the joint front corner of Lots 57 and 58 on Rosewood Drive and running thence with the joint line of said lots, South 68-41 West 130 feet; thence with the line of Lot 64, South 17-52 West 131 feet to an iron pin on Old Mill Road; thence along Old Mill Road, South 74-58 East 130 feet to an iron pin; thence around the corner, the chord of which is, North 51-47 East 35.9 feet to an iron pin on Rosewood Drive; thence along Rosewood Drive, North 1-29 West 144.5 feet to the beginning corner.

This is a portion of that property conveyed to the grantor herein by deed recorded in the R.M. C. Office for Greenville County, South Carolina in Deed Book 823 at Page 455, and this conveyance is made subject to restrictions, easements and rights-of-way appearing on record in the R. M. C. Office for said County and State and to the building setback lines shown on the above referred recorded plat. Specific attention is called to the sewage easement across the rear of said lot and to the drainage easement on said lot.



495

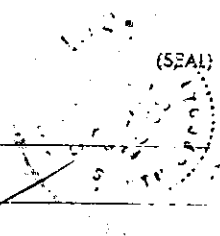
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 3rd day of February, 1971.

SIGNED, sealed and delivered in the presence of:

Cheryl R. Wyatt
Clarence E. Clay

OAK, INC.
A Corporation
By: [Signature]
President
[Signature]
Secretary



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 3rd day of February, 1971.

Clarence E. Clay (SEAL)
Notary Public for South Carolina.
My Commission Expires: 9-14-79

Cheryl R. Wyatt

RECORDED this 4th day of February 1971, at 11:32 A. M., No. #18053

276-7295-1-57