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COUNTY OF GREENVILLE (H. C.

KNOW ALL MEN BY THESE PRESENTS, that

I, Ben C. Sanders, of Greenville County,

and Love and Affection on No/100-----in consideration of the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release John Perry Sanders, his heirs and assigns forever: All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 1 and 3 of property known as Sanders Knoll, property of Ben C. Sanders, according to a plat thereof prepared by C. O. Riddle, Surveyor, dated March, 1972 and having, according to said plat, the following metes and bounds, to-wit: Lot No. 1 is described as follows: BEGINNING at a point in the center of S. C. Highway No. 417 at the joint front corner of Lots Nos. 1 and 2, and running thence with the center of S. C. Highway No. 417, N. 9-14 E. 86.1 feet to an old railroad spike, and running thence with the center of S. C. Highway No. 417, N. 17-09 E. 257.5 feet to a point in the center of the bridge crossing Gilder Creek; running thence with the center line of Gilder Creek, the meanders of which are as follows: S. 69-09 E. 95 feet to a point; S. 17-37 E. 94.8 feet to a point; N. 77-21 E. 70 feet to a nail and cap on bridge of old road; thence leaving said Gilder Creek, and running thence with said old road, S. 12-06 E. 178 feet to a point on the easterly side of said old road; thence with the center line of old road, S. 17-35 W. 142.5 feet to a point at the joint corner of Lots Nos. 1 and 2; and running thence with the joint line of said  $\varphi$ lots, N. 72-00 W. 283.7 feet to the point of beginning. Lot No. 3 is described as follows: BEGINNING at a point in the center of S. C. Highway No. 417 at the joint front corner of Lots Nos. 2 and 3, and running thence with the joint line w . of said lots, S. 88-27 E. 253.6 feet to a point in the center of old Highway 417; and running thence with the center of said old road, S. 17-35 W. 165 feet to a nail and cap; running thence (1)still with the center of said old road, S. 18-00 W. 413.3 feet to a nail and cap at the intersecħΝ tion of said old road and S. C. Highway No. 417; and running thence N. 12-06 W. 241.1 feet to a nail and cap in the center of said S. C. Highway No. 417; thence continuing with the center of S. C. Highway No. 417, N. 4-31 W. 322.5 feet to the point of beginning. The above described property is a portion of the same conveyed to me by Ronald C. Ayers, Jr. by deed of even date, to be recorded herewith. This conveyance is made subject to any restrictive covenants, building set back lines, rights of way and easements which may affect the above described property. 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) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof. O WITNESS the grantor's(s') hand(s) and seal(s) this 17th March (SEAL) 1 SIGNED, sealed and delivered in the presence of: Sanders Ben C. PROBATE 1 ... (0)STATE OF SOUTH CAROLINA 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. Ĺ 72 SWORN to before me this 17th day of "atrick It. V Notary Public for South Carolina. 1979 9 Nov. 19, My Commission Expires Ŋ ŀγ RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA 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 refinquish 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 and singular the premises within mentioned and released. d 17th GIVEN under my hand and seal this ander Æ) 19 72. gay of March Freeda M. Sanders ill <u>A</u> (SEAL) Notary Public for South Carolina. Commission Expires:

ORDED this 17th day of Ma Nov. 19, 1979 M. No. 21.878 March