

Grantees' Address: 105 Ferncrest Drive, Greenville, S.C. 29604
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A., Attorneys at Law, Greenville, S.C. 29604

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE
GREENVILLE COUNTY Know All Men by These Presents:

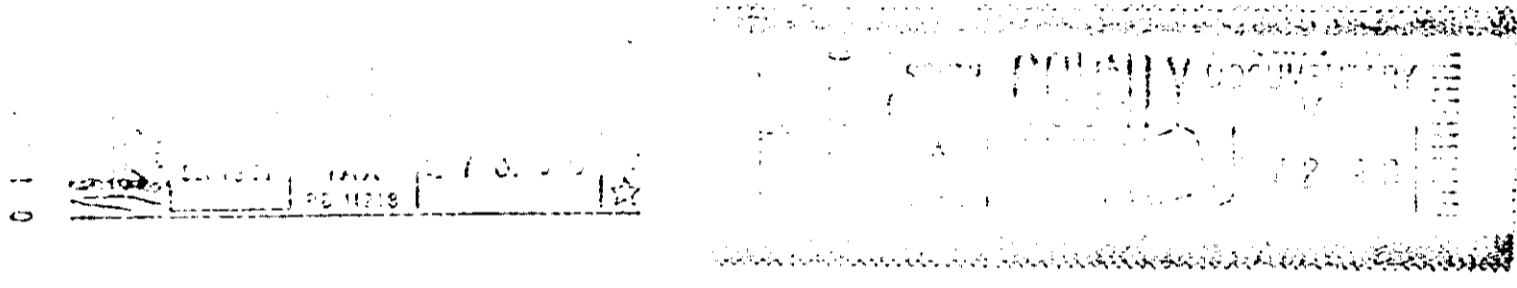
That Ben C. Sanders, hereafter referred to as Grantor, in consideration of the sum of Thirty Eight Thousand Nine Hundred Fifty & No/100 (\$38,950.00) DOLLARS, paid to Grantor by Kenneth J. Richardson and Bonnie L. Richardson, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7, Ferncreek Subdivision, as shown on plat prepared by Dalton & Neves Co., Engineers, dated November, 1973, which plat is recorded in the RMC Office for Greenville County in Plat Book 5-D at page 28 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the end of the cul de sac on Ferncrest Drive joint front corner of Lots 6 and 7 and running thence with the joint line of said lots, N. 81-45 E. 227.7 feet to an iron pin; thence N. 49-15 W. 424.3 feet to an iron pin at the corner of Lot 8; thence with the line of Lot 8, S. 6-56 E. 289.7 feet to an iron pin on the northern side of said cul de sac; thence with Ferncrest Drive, following the curvature thereof, the chord of which is S. 70-09 E. 65 feet to the beginning corner.

This is the same property conveyed to the Grantor herein by deed of William E. Smith, Ltd., dated January 9, 1976, and recorded on January 12, 1976, in the Office of the RMC for Greenville County, South Carolina in Deed Book 1030, at Page 85.

155-415-1-AS



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 13th day of September, 1977.

Ben C. Sanders (Seal)
Ben C. Sanders (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 13th day of September, 1977
Notary Public for South Carolina
My Commission expires XXXXX/XXX 1/24/80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Feeds M. Sanders, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 13th day of September, 1977
Notary Public for South Carolina
My Commission expires XXXXX/XXX 1/24/80
Recorded this 13 day of SEP 13 1977 at 2:09 P.M. No. 84237

0710

4328 RV-2