

REC'D S.C.
SEP 14 1979

1113 07

TITLE TO REAL ESTATE—Office of Eddie R. Harbin, Attorney at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ROBERT B. DEANS, JR., TRUSTEE, AND JAMES C. PARHAM, JR., CO-TRUSTEE,

in consideration of Thirteen Thousand Six Hundred Twenty-Four and 00/100 -- Dollars, (\$13,624.00)

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto LARRY L. RIDLEY AND KATHRYN

M. RIDLEY, their heirs and assigns forever, (Mailing address: 3200 Finch Drive, San Jose, California, 95117).

ALL that certain piece, parcel or tract of land with all improvements thereon, or hereafter constructed thereon, situate, lying, and being in the State of South Carolina, County of Greenville, on the Southern side of Frank Brown Road, near Travelers Rest, South Carolina, adjoining the land now, or formerly owned by Henry D. Prickett and Edward W. Keeler, containing 10.48 acres, according to two plats thereof of property of "Larry L. Ridley and Kathryn M. Ridley" prepared by Carolina Surveying Company, R. B. Bruce, Surveyor, dated July 23, 1979, having the following metes and bounds, to-wit:

BEGINNING at a nail in cap in the middle of Frank Brown Road at the joint front corner of subject property and property now, or formerly owned by Edward W. Keeler, said point being 544.1 feet southwest from Keeler Mill Road, and running thence in a Southern direction along an abandoned Road bed S. 20-17 W. 815.1 feet along the Keeler line to an old iron pin; thence continuing along Keeler line S. 23-37 W. 338.0 feet to an old iron pin; thence S. 12-33 W. 156.2 feet to an old iron pin; thence in a western direction N. 80-15 W. 494.3 to an iron pin; thence continuing N 60-30 W. 200 feet along other property owned, or formerly owned by Henry D. Prickett to a nail in cap in the center of Frank Brown Road, said nail in cap being located on the Duke Power Transmission Line right-of-way; thence in a Northeastern direction N. 46-53 E. 1030.7 feet down middle of Frank Brown Road to a nail in cap; thence continuing down middle of Frank Brown Road N. 46-42 E. 435.76 feet to the beginning corner. DERIVATION: Being a portion of that property conveyed to Grantors herein by Deed from Henry D. and Edna P. Prickett, dated December 31, 1976, said Deed being recorded in the R.M.C. Office for Greenville County, South Carolina, on March 30, 1977 in Deed Book 1053, at Page 680.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof through the Grantors.

WITNESS the grantor(s)'s) hand(s) and seal(s) this 12th day of September, 1979.

SIGNED, sealed and delivered in the presence of:

As to R.B.D.Jr.

As to J.C.P.Jr.

James C. Parham, Jr.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Robert B. Deans, Jr.
ROBERT B. DEANS, JR., TRUSTEE (SEAL)
James C. Parham, Jr.
JAMES C. PARHAM, JR., CO-TRUSTEE (SEAL)

PROBATE

Parham, Jr. Personally appeared the undersigned witness and made oath that (s)he saw the within named James C. Parham, Jr. sign, seal and as the grantor(s)'s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof, by James C. Parham, Jr.

SWORN to before me this 12th day of September 1979.

Willie L. Smith (SEAL)
Notary Public for South Carolina
My commission expires Nov. 11, 1984

Jeannie H. Logwood

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER = NOT NECESSARY

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX

GREENVILLE COUNTY
SEP 14 1979
TAX 15.40

0067

4328 RV-2