

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
TITLE TO REAL ESTATE

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KNOW ALL MEN BY THESE PRESENTS, that Manuel G. Bikas and Staikoula Bikas

in consideration of Thirty Two Thousand Five Hundred and No/100---(\$32,500.00)-- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Bennie M. Richardson, his 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, City of Greenville, being the Northwestern portion of the property of Nanny J. Galloway and N. A. Galloway, as shown on plat prepared by C. M. Furman, Jr., C.E., dated February 12, 1926 and recorded in the RMC Office for Greenville County in Plat Book G at Page 145 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Hampton Avenue, which iron pin is located N. 49-00 W. 157.5 feet from the intersection of Hampton Avenue and North Hudson Street, and running thence with the Southeastern side of Hampton Avenue, N. 49 W. 50 feet to an iron pin; thence S. 34-33 W. 177.3 feet to an iron pin; thence S. 49-00 E. 50 feet to an iron pin; thence N. 34-33 E. 178 feet, more or less, to the beginning point.

This conveyance is made subject to all restrictions, easements, rights of way, setback lines and roadways of record, if any, on the recorded plat(s), or on the premises, affecting said property. 26 (500) 17-1-2.1

This being the same property conveyed to the Grantors by deed of Wade H. Greene, Jr., and Luther M. Gresham recorded in the RMC Office for Greenville County in Deed Book 778 at Page 335 on July 26, 1965.

Said property is shown on a more recent plat prepared by Carolina Surveying Co. on March 8, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-0 at Page 21 and having metes and bounds as shown on said plat.

GRANTEE'S MAILING ADDRESS 407 Hampton Ave.  
Greenville, S.C.

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.

WITNESS the grantor's(s) hand(s) and seal(s) this 7th day of March, 1983

SIGNED, sealed and delivered in the presence of:

Katherine H. Schwable  
Wendy G. Henke

Manuel G. Bikas (SEAL)  
Manuel G. Bikas (SEAL)  
Staikoula Bikas (SEAL)  
Staikoula Bikas (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th day of March, 1983

Katherine H. Schwable (SEAL) Wendy G. Henke  
Notary Public for South Carolina, OHIO KATHERINE H. SCHWABLE  
Notary Public, State of Ohio

My commission expires 7-18-83 My Commission Expires July 18, 1983

STATE OF SOUTH CAROLINA  
COUNTY OF Hamilton

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 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 7th day of March, 1983

Katherine H. Schwable (SEAL) Staikoula Bikas  
Notary Public for South Carolina, Ohio KATHERINE H. SCHWABLE  
Notary Public, State of Ohio  
My commission expires 7-18-83 My Commission Expires July 18, 1983

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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