

Route 12, State Park Road, Greenville, S.C. 29609

TITLE TO REAL ESTATE - Offices of William B. James Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
OCT 30 10 18 AM '80
JOHN H. HENSLEY
R.M.C.

BOOK 1136 PAGE 401

KNOW ALL MEN BY THESE PRESENTS, that we, C. H. Hensley and Frances Hensley,

in consideration of Forty Thousand and No/100 (\$40,000.00)--- 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 Phillip Shepherd Hensley, his heirs and assigns forever,

ALL that piece, parcel or lot of land situate, lying and being on the Northern side of Mountain Creek Road, also known as S.C. Highway No. 253 and State Park Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 3 of a Subdivision known as Imperial Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book BBB at Page 35, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Mountain Creek Road, at the joint front corner of Lots Nos. 2 and 3, and running thence with the joint line of said Lots N. 30-17 W. 159.4 feet to an iron pin; running thence N. 61-46 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; running thence with the joint line of said Lots S. 30-17 E. 156 feet to an iron pin on the Northern side of Mountain Creek Road; running thence with the Northern side of said Road S. 59-43 W. 100 feet to an iron pin, point of beginning. (12)-277-P32-1-143

This is the identical property conveyed to the Grantors herein by Eugene Rackley by Deed dated April 17, 1965, recorded April 20, 1965, in Deed Book 771 at Page 408.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
30.00

GREENVILLE COUNTY
087390
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ OCT 30 '80
PB. 10911
44.00

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 29th day of October 1980
SIGNED, sealed and delivered in the presence of:
Susan R. Huskey (SEAL)
William B. James (SEAL)
Phillip S. Hensley (SEAL)
Frances Hensley (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of October 1980
William B. James (SEAL)
Susan R. Huskey
Notary Public for South Carolina 3-28-89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 relinquish unto the grantee(s) and the grantee's(s)' heirs, 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.

GIVEN under my hand and seal this 29th day of October 1980
William B. James (SEAL)
Frances Hensley
Notary Public for South Carolina 3-28-89

RECORDED OCT 30 1980 day of _____ 19____ at 10:18 A.M., No. 13529

P32

0.40

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