

11 Oakwood Avenue, Taylorsville, S.C. 29087
TITLE TO REAL ESTATE—Office of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA 19 10 44 AM '81
COUNTY OF GREENVILLE TAYLORSVILLE
R.M.C.

1142 009

KNOW ALL MEN BY THESE PRESENTS, that BILLY R. BENFIELD

in consideration of Seventeen Thousand Seven Hundred Seven and 29/100ths (\$17,707.29)-----Dollars, and assumption of Mortgage as hereinbelow set forth, 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, and by these presents do grant, bargain, sell and release unto JAMES LARRY SMITH, his Heirs and Assigns forever, all my undivided one-half interest of, in, and to the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in Saluda Township, Greenville County, South Carolina, containing 46.58 acres, more or less, according to a plat of land of Lee Berts Bristol, prepared by C. Ashley Abel, RLS, on February 13, 1973, and having the courses and distances set forth fully on said plat. The aforesaid plat being recorded in the RMC Office for Greenville County in Plat Book 4-Y at Page 72, and said tract being bounded by property of others as follows: Logging Road and McGee on the North; Altie H. Gosnell on the East and South; and Blue Ridge Scout Council and Carl McGrady Howard on the West.

This conveyance is made subject to any and all restrictions, easements, rights of way, setback lines or zoning ordinances that may appear of record, on the recorded plat(s) or on the premises.

3(355) 657-3-1-11

This being the same property conveyed to Grantor herein by deed of Roy Granling and Muriel S. Granling, recorded in the RMC Office for Greenville County, South Carolina, on SEPTEMBER 7, 1978, in Deed Book 1087, Page 52.

As part of the consideration hereto, the Grantee assumes and agrees to pay the remaining balance due on a certain Mortgage in favor of The Federal Land Bank of Columbia, recorded in the RMC Office for Greenville County on September 3, 1974, in Mortgage Book 1321 at Page 495, with a present balance due of \$18,194.21.

GREENVILLE COUNTY SOUTH CAROLINA
RECORDED
FEB 19 1981
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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 16 day of February, 1981.

SIGNED, sealed and delivered in the presence of:

Billy R. Benfield (SEAL)
Billy R. Benfield
Sherry M. Bird (SEAL)
[Signature] (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 16th day of February, 1981

[Signature] (SEAL) Sherry M. Bird
Notary Public for South Carolina
My commission expires: 5-9-89

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of February, 1981.

[Signature] (SEAL) Betty A. Benfield
Notary Public for South Carolina
My commission expires: 5-9-89

RECORDED this 19 day of February, 1981 at 10:44 A.M. No. 1142 009

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