

310 Pryor Road, Taylors, S.C. 29687
TITLE TO REAL ESTATE - Office of William B. James, Attorney at Law, 114 Williams St., Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1115-180

KNOW ALL MEN BY THESE PRESENTS, that we, Michael R. Blessing and Marsha M. Blessing,

in consideration of Twenty-Four Thousand Eight Hundred Ninety-Nine and 03/100 (\$24,899.03) Dollars,
and assumption of the mortgaged indebtedness hereinbelow set forth,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Ronald M. Hensley and Shirley A. Hensley, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land, situate, lying and being on the Southeastern side of Pryor Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as the major portion of Lot No. 77, Avondale Forest Subdivision, Section II, on plat entitled "Property of Kenneth Taylor Sandefur and Frances A. Sandefur", prepared by Jones Engineering Service, dated July 16, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-J at Page 52 on July 17, 1979, and having, according to said plat, the following metes and bounds, to-wit: 11-(276)-T34.1-3-35.1

BEGINNING at an iron pin at the joint front corner of Lots Nos. 77 and 78, on the Southeastern side of Pryor Road, and running thence along a new line through Lot No. 77 S. 45-03 E. 176.34 feet to an iron pin; thence running N. 89-02 W. 14.78 feet to an iron pin; thence running S. 49-15 W. 76.5 feet to an iron pin at the joint rear corner of Lots Nos. 76 and 77; thence running with the joint line of said Lots N. 40-12 W. 167.3 feet to an iron pin on the Southeastern side of Pryor Road; thence running with said Road N. 49-47 E. 90 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantors herein by Kenneth Taylor Sandefur and Frances A. Sandefur by Deed dated April 4, 1980, recorded April 7, 1980, in Deed Book 1123 at Page 535.

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.

The Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto Charter Mortgage Company in the original amount of \$49,050.00, recorded July 17, 1979, in Mortgage Book 1473 at Page 725, and having a present balance of \$ 48,600.97 .

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 grantees(s), and the grantee's(s)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)'s heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantee's(s)'s heirs, successors and assigns against the grantor(s) and the grantor's(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)'s hand(s) and seal(s) this 20th day of April 19 81 .

SIGNED, sealed and delivered in the presence of:

Julie Ellen Tolson
Kathleen Spickman
Dorothy R. Huskey
William J. Brown

Michael R. Blessing (SEAL)
Marsha M. Blessing (SEAL)

STATE OF ~~MARYLAND~~ MARYLAND PROBATE AS
COUNTY OF ~~GREENVILLE~~ Montgomery

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)'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 14th day of April 19 81 .

Monica K. Benter (SEAL)
Notary Public for ~~Maryland~~ Maryland
My commission expires: July 1, 1982

William J. Brown

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 (wifes) 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)'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 20th day of April 19 81 .

William J. Brown (SEAL)
Notary Public for South Carolina.
My commission expires: 3-28-89

Marsha M. Blessing

RECORDED this _____ day of _____

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