

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
OCT 27 12 24 PM '81  
DONNIE S. TANKERSLEY

Grantee's address:  
#129 Irene Circle  
Greenville, SC 29609

BOOK 1157 PAGE 346

KNOW ALL MEN BY THESE PRESENTS, that Gwendolyn J. Benjamin Padgett

Ten (\$10.00) and the assumption by the Grantee of that mortgage from the Grantor in consideration of and Grantee to Charter Mortgage Co., in the principal sum of \$21,500.00, Dollars, (mortgage recorded in Book of Mortgages 1531, page 533, office of R.M.C. for Greenville County) 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 Edward Padgett, his heirs and assigns, forever, all my undivided one-half (1/2) interest in and to the following described property:

"ALL that piece, parcel or lot of land situate, lying and being near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 25 on plat of ROYAL HEIGHTS made by Dalton & Neves, dated April 1949, recorded in the RMC Office for Greenville County, S.C., in Plat Book W, at Page 25, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern side of Irene Circle at the joint front corner of Lots 20 and 25, and running thence along Irene Circle N. 35-34 E. 75.8 feet to an iron pin, joint front corner of Lots 24 and 25; thence with the joint line of Lot 24, S.63-53 E. 147.5 feet to an iron pin, joint rear corner of Lots 21, 22, and 25; thence with the line of Lot 21, S.26-07 W. 75 feet to an iron pin in the line of Lot 18; thence with the line of Lots 18, 19 and 20, N. 63-53 W. 159.8 feet to the point of beginning."

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

(13)-235-159-1-34

This is that identical property conveyed to James Edward Padgett and Gwendolyn J. Benjamin by William C. Guest by Deed dated February 3, 1981, and recorded in Book of Deeds 1142, at page #44, in the Office of the RMC for Greenville County, South Carolina.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 October, 1981.

SIGNED, sealed and delivered in the presence of:

*Donnie S. Tankersley*  
*Sal F. Shehan*

*Gwen Benjamin Padgett* (SEAL)  
*S/A Gwendolyn J. Benjamin Padgett* (SEAL)  
\_\_\_\_\_  
(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 16 day of October 19 81.

*Donnie S. Tankersley* (SEAL)

Notary Public for South Carolina.  
My commission expires 1-30-91

*Sal F. Shehan*

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

RENUNCIATION OF DOWER -- WOMAN GRANTOR

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)' 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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public for South Carolina.

My commission expires \_\_\_\_\_

RECORDED OCT 27 1981 at 12:24 P. M., No. 10112

0346

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