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SPECIAL WARRANTY DEED

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation chartered under the laws of the state of New Jersey and having a principal place of business at Newark, State of New Jersey, in consideration of SEVENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($77,500.00) the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto C. D. BLAKENEY and DONNA W. BLAKENEY, their heirs and assigns forever, the following described property, to-wit:

> All that certain piece, parcel or lot of land lying and being in Chick Springs Township, Greenville County, South Carolina, on the northern side of Old Mountain Creek Road and containing 1.19 acres as shown on survey prepared by Freeland and Associates dated February 13, 1980, and being recorded in the RMC Office in Plat Book 7V, Page 70, and having the following metes and bounds to-wit: (12)-279-P36-1-4.2
>
> BEGINNING at an iron nail which is approximately 1,859.5 feet in an easterly direction from State Park Road and running thence North 25-54 East 198.1 feet to an iron nail; thence South 67-57 East 259.9 feet to an iron nail; thence South 25-54 West 199.9 feet to an iron nail, on Old Mountain Creek Road; thence along the northern side of Old Mountain Creek Road North 67-57 West 244.94 feet to an iron nail; thence North 61-06 West 15 feet along said road to the point of beginning.
>
> This is the same tract conveyed to the Grantor by deed of Jerry Perkins and Louise G. Perkins as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1121, page 79 on February 25, 1980.

This conveyance is made subject to:

1. Taxes for the year 1980 and subsequent years;
2. Easement for utility installation and maintenance granted City of Greenville by instrument dated June 13, 1918 and recorded in Deed Book 33, page 490;
3. Easements for utility installation and maintenance granted Duke Power Company by instrument dated August 6, 1947 and recorded in Deed Book 319, page 2 and instrument dated August 26, 1936 and recorded in Deed Book 190, page 43; and
4. Questions of survey subsequent to February 13, 1980.

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