

100 Downing Place, Area S C

TITLE TO REAL ESTATE - INDIVIDUAL FORM - 506 M. Dillard, P.A., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 25 1 54 PM '81
JOHN M. DILLARD
R.M.C. TANKERSLEY

BOOK 1155 PAGE 760

KNOW ALL MEN BY THESE PRESENTS, that CHARLES STEVEN JORDAN and ESTHER S. JORDAN

in consideration of Twenty-one Thousand Forty and 78/100ths (\$21,040.78) Dollars and assumption of mortgage indebtedness as set forth below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BRADFORD T. BENTLEY and BRENDA H. BENTLEY, their heirs and assigns:

ALL that certain piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot No. 58 of WESTMINSTER VILLAGE, SECTION I, as shown on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-P, page 40, and having the following metes and bounds according to a more recent plat thereof entitled "Property of George P. Hoffman, III", prepared by Webb Surveying and Mapping, Co., dated June 20, 1977:

11(195) 540-3-1-82

BEGINNING at an old iron pin on the western side of Downing Place at the joint front corner of Lots 58 and 59, and running thence with the line of Lot No. 59, N 76-31 W., 152.7 feet to an old iron pin; thence with the line of Lot No. 57, N. 35-52 E., 121.9 feet to an old iron pin at the joint front corner of Lots 58 and 57 on the southwestern side of Paddock Lane; thence with the southwestern side of Paddock Lane, S. 67-46 E., 73.9 feet to an old iron pin; thence S. 28-43 E., 36.3 feet to an old iron pin on the western side of Downing Place; thence with the western side of Downing Place, S. 6-44 W., 75.1 feet to the point of beginning.

The above property is the same conveyed to the Grantors by deed of George Peter Hoffman, III recorded in Deed Book 1095, page 522 on January 17, 1979, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration for this deed the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage given by George Peter Hoffman, III to NCBN Mortgage South, Inc., recorded in Mortgage Book 1401, page 977, on June 23, 1977, in the original sum of \$42,500, which has a present balance due in the sum of \$40,959.22

(OVER)

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 assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 25th day of September 19 81
Signed, sealed and delivered in the presence of:
Constance G. McBratton (SEAL)
John M. Dillard (SEAL)
Charles Steven Jordan (SEAL)
Esther S. Jordan (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)' 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 25th day of September 19 81
Constance G. McBratton (SEAL)
John M. Dillard
Notary Public for South Carolina
My commission expires: 5/22/83

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)' 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
25th day of September 19 81
Constance G. McBratton (SEAL)
Esther S. Jordan
Notary Public for South Carolina
My commission expires: 5/22/83

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

0769

4328 RV-2