

STATE OF SOUTH CAROLINA } 3
COUNTY OF GREENVILLE } 21 PM '81
DONNIE S. TANKERSLEY }
R.M.C. }
TITLE TO REAL ESTATE
BOOK 1153 PAGE 75

KNOW ALL MEN BY THESE PRESENTS, that Thurman Steen, Jr. and Teresa P. Steen

In consideration of Thirty One Thousand One Hundred Sixty Eight and 08/100ths (\$31,168.08) and the Assumption of the Below Mentioned Mortgage Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto J. T. Risley and Mary F. Risley, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Long Forest Drive and being known and designated as Lot No. 16 on a plat of Property of Nabors and Bridges recorded in the RMC Office for Greenville County in Plat Book O at Page 195 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This being the same property conveyed to Grantor by deed of Margita J. Adams recorded in the RMC Office for Greenville County in Deed Book 1124 at page 775 on April 29, 1980.

13 (308) 426-2-16

This property is conveyed to the Grantees subject to a mortgage against the same made by the Grantors dated March 29, 1968 in the amount of \$14,950.00 and recorded in the Office of the RMC for Greenville County in Mortgage Book 1087 at Page 631. The Grantees agree to assume and pay the same as a part of the consideration of this conveyance. The Grantees also hereby assume the obligation of Thurman Steen, Jr. and Teresa P. Steen under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The mortgage balance being approximately \$11,331.92.

As a further part of this conveyance, the Grantors assign, set over and release unto the Grantees all their right, title and interest in and to any insurance policies or escrow funds held by the mortgagee in connection with the mortgage being assumed.

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 31st day of July, 1981

SIGNED, sealed and delivered in the presence of:

Donald R. McAlister
Pip Hawsa

Thurman Steen, Jr. (SEAL)
THURMAN STEEN, JR.
Teresa P. Steen (SEAL)
TERESA P. STEEN (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 31st day of July 1981
Donald R. McAlister (SEAL)
Notary Public for South Carolina.
My commission expires 6-15-89

Pip Hawsa
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
AUG-5-81 TAX \$ 63.00

STATE OF SOUTH CAROLINA }
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(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 31st day of July 1981
Donald R. McAlister (SEAL)
Notary Public for South Carolina.
My commission expires 6-15-89

Teresa P. Steen
TERESA P. STEEN

10819962 8 000 29661801

RECORDED AUG 5 1981 day of
at 3:21 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
AUG-5-81 TAX \$ 34.65

33-10

0070

4328 RV-2