

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR
ED
S.C.
11 30 AM '82

Grantees Address: 402 Roberta Dr.,
Greenville, S.C.
29615
VOL 1179 PAGE 772

KNOW ALL MEN BY THESE PRESENTS, that James Benson, jr. and Deloris M. Benson

In consideration of Three Thousand-Five Hundred Twenty Three and 02/100-----Dollars,
and subject to the mortgage indebtedness as set forth below (\$3,523.02)
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell
and release unto

Bob R. Janes, his heirs and assigns forever;

All that certain piece, parcel, or lot of land with all improvements thereon
situate, lying and being in MAGNOLIA ACRES SUBDIVISION, Greenville County,
South Carolina, shown and designated as Lot 60 on a Plat of said Subdivision
recorded in the office of R.M.C. for said County and State in Plat Book GG,
at Page 133, according to which said property is more particularly described
as follows:

Beginning at an iron pin on the southwestern side of Fleetwood Drive, joint
front corner of Lots 59 and 60, and running thence S.48-32W. 149 feet to an
iron pin; thence N.43-28 W. 85 feet to an iron pin; thence N.48-32 E. 152 feet
to an iron pin; thence S.41-28 E. 85 feet to an iron pin, the point of the
beginning.

15(156) 389-3-9

this is the same property conveyed to the grantor, James Benson, Jr and Deloris
Benson by deed of Nancy C. Hill dated October 25, 1978 and recorded October 26,
1978 in the R.M.C. Office for Greenville County in Deed Book 1090 at Page.559,
and is here by conveyed subect to all rights-of-ways, easements, conditions,
public roads, and restrictive covenants or other instruments of public record
and actually existing on the ground affecting said property.

This deed is subject to a mortgage covering the above described property
given to Collateral Investment Company in the original amount of \$27,200.00
recorded in Mortgage Book 1448 at Page 264 in the R.M.C. Office for Greenville
County an has an approximate balance of \$26,400.66. The grantees herein do not
agree and assume to pay said mortgage, but take this deed subject to and
specifically not assuming said mortgage.

As a further part of the consideration for this deed, the grantors hereby
assign transfer an set over unto the grantees all their right title and interest
in and to any escrow deposits maintained by the mortgagee in connection with
the mortgage loan referred to above.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 28th day of Dec 19 82

SIGNED, sealed and delivered in the presence of:

James Benson, Jr. (SEAL)
Deloris Benson (SEAL)
APPA Delani W Benson (SEAL)
Jim A. Drees (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 28th day of Dec 19 82
Jim A. Drees (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES JULY 6, 1983

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 (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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and es-
tate, 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
28th day of Dec 19 82
Jim A. Drees (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES JULY 6, 1983

Deloris Benson

(CONTINUED ON NEXT PAGE)

RECORDED this 28th day of Dec 19 82 at _____ M., No. _____

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4325-RV-21