

1153-157

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Ann H. Martin *mas* }
c/o The Henderson Co., Inc.
126 Laurens Road
Greenville, S. C. 29607

FILED
GREENVILLE CO. S.C.
AUG 6 3 34 PM '81
DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that The Henderson Company, Inc. and having a principal place of business at Greenville, State of South Carolina, in consideration of Two Thousand Seven Hundred Eight and 91/100 (\$2,708.91) Dollars,

and assumption of mortgage herein set forth below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Ann H. Martin, her heirs and assigns forever:

ALL that certain piece, parcel and lot of land with improvements thereon situate, lying and being on the northern side of Beechwood Avenue, in the County of Greenville, State of South Carolina and being known and designated as part of Lot No. 21 according to a plat of Eastover Subdivision, prepared by R. E. Dalton, Engineer, dated July, 1920 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at Pages 41 and 42 and according to a more recent survey prepared for Marvin E. and Brenda K. Hogue by Arbor Engineering dated May 18, 1977, and having, according to said later plat, the following metes and bounds, to-wit:

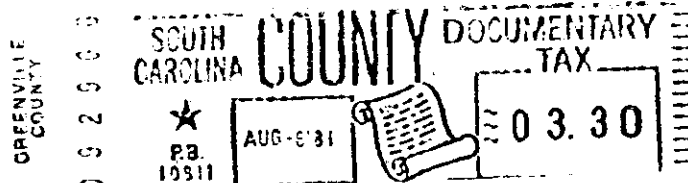
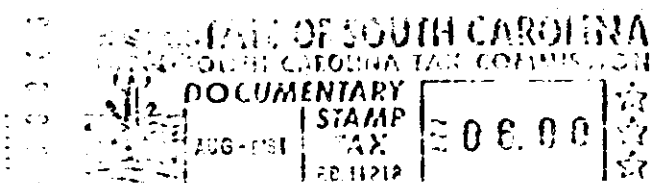
BEGINNING at an iron pin on the northern side of Beechwood Avenue at the joint front corner of Lots 20 and 21 and running thence along the northern side of Beechwood Avenue, N. 71-55 W. 60 feet to an iron pin; thence N. 18-05 E. 184.95 feet to an iron pin; thence S. 41-19 E. 69.71 feet to an iron pin at the joint rear corner of Lots 20 and 21; thence with the joint line of said lots, S. 18-05 W. 149.46 feet to an iron pin on the northern side of Beechwood Avenue, the point of beginning.

15 (500) 196-9-14

The above described property is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record, appearing on recorded plat(s), and as may be determined from an inspection of the premises.

This is the identical property conveyed to the Grantor herein by deed from Marvin E. Hogue and Brenda K. Hogue on October 16, 1980, and recorded in the R.M.C. Office for Greenville County on October 21, 1980 in Deed Book 1135, Page 906.

The Grantee herein assumes and agrees to pay the balance due on the promissory note and real estate mortgage given by Marvin E. Hogue and Brenda K. Hogue to North Carolina National Bank in the principal amount of \$23,650.00; said mortgage being recorded in the R.M.C. Office for Greenville County on June 15, 1977 in Mortgage Book 1401, Page 76, and subsequently re-recorded on July 29, 1977 in Mortgage Book 1404, Page 680, and having a remaining balance due thereon of approximately \$22,913.23.



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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 31st day of July 1981.

SIGNED, sealed and delivered in the presence of:

THE HENDERSON COMPANY, INC. (SEAL)
A Corporation

Patricia Blue
Linda P. Patterson

By: *Ann H. Martin*
President Ann H. Martin
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 31st day of July 19 81
Linda P. Patterson (SEAL) *Patricia Blue*

Notary Public for South Carolina
My commission expires: 5/23/84

RECORDED this 6th day of August 19 81, at 3:34 P. M., No. 3151

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