

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that

Maurice B. Klingenberger

in consideration of Thirty-eight Thousand Five Hundred and No/100 (\$38,500.00) --- 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 Joseph M. Hatem and Catherine R. Hatem, their heirs and assigns forever;

All that piece, parcel or lot of land, situate, lying and being at the south-eastern corner of the intersection of Brentwood Way with Belmar Drive in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 40, on a plat of Brentwood, Section II, made by Piedmont Engineers and Architects, dated May 19, 1972, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, page 5, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Belmar Drive with the joint front corners of Lots 41 and 40 and running thence along the common line of said lots, N54-00E 154 feet to an iron pin; thence N25-45W 112.9 feet to an iron pin on Brentwood Way; thence along the southern side of Brentwood Way, S62-32W 116 feet to an iron pin; thence with the curve of the intersection of Brentwood Way with Belmar Drive, the cord of which is S22-16W 33.1 feet to an iron pin on Belmar Drive; thence along the northeastern side of Belmar Drive S26-24E 115.9 feet to an iron pin, the beginning corner.

This is the same property conveyed to grantor and his wife by deed recorded in Deed Book 974, page 457, RMC Office for Greenville County, South Carolina. See also file No. 13923, Office of the Probate Judge for Greenville County, South Carolina, for devise of wife's interest to grantor. Subject property is hereby conveyed subject to rights of way easements, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground effecting the property.

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Grantees agree to pay the City of Simpsonville and County of Greenville property taxes for the year of 1976 and subsequent years.

Greenville County
Stamps
Paid \$ 42.35
Act No. 330 Sec. 1

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 against every person whomsoever lawfully claiming or to claim the same or any part thereof. Except as to easements and restrictions of record.

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of March 1976.

SIGNED, sealed and delivered in the presence of:

Maurice B. Klingenberger (SEAL)
Maurice B. Klingenberger

Evelyn W. Wade (SEAL)
James W. Sealey (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 15th day of March 1976.

James W. Sealey (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1-4-81

Evelyn W. Wade

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER--NOT NECESSARY
GRANTOR WIDOWER

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, me, did declare that she does freely, voluntarily, and without duress, unto the grantee(s) and the grantee's(s)' heirs or s in and to all and singular the premises within mentioned and

GIVEN under my hand and seal this 15th day of March 1976.

James W. Sealey
Notary Public for South Carolina.



RECORDED MAR 15 '76 at 2:32 P.M. 23344

319.1

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