

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE, S.C. Address: Eugene E. Hammett and
Dorothy Hammett, Rt. 4,
Greer, SC 29651

MAY 16 12 22 PM '77
DONNIE S. TANKENLEY
REC

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KNOW ALL MEN BY THESE PRESENTS, that SOUTHLAND PROPERTIES, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
, State of _____, in consideration of FIFTEEN THOUSAND, FIVE
HUNDRED AND NO/100 (\$15,500.00)-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto EUGENE E. HAMMETT and DOROTHY HAMMETT

ALL those lots of land situate on the western side of Hammett Road in the
County of Greenville, State of South Carolina, being shown as Lot 126 and
Lot 127 on a plat of River Downs Subdivision, portion of Section 2, dated
September 22, 1975, prepared by Piedmont Engineers and Architects, recorded
in Plat Book 5-P at page 15 in the RMC Office for Greenville County, and hav-
ing according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Hammett Road at the joint
front corner of Lot 127 and Lot 128 and running thence with Lot 128 S 80-45 W
205.8 feet to an iron pin at the joint rear corner of Lot 127 and Lot 128;
thence N 33-07 W 170 feet to an iron pin on the southern side of Hackney
Road; thence with said road N 46-53 E 156.7 feet to an iron pin; thence with
said road N 55-34 E 83.3 feet to an iron pin; thence S 77-46 E 34.3 feet to
an iron pin on the western side of Hammett Road; thence with said road S 28-55 E
50 feet to an iron pin; thence still with said road S 21-19 E 50 feet to an iron
pin; thence still with said road S 13-15 E 50 feet to an iron pin; thence still
with said road S 12-20 E 120 feet to the point of beginning.

195-535.5-1-546

This is a portion of the property conveyed to the grantor by deed of W.
Harold Hammett, et al, recorded on April 20, 1973, in Deed Book 973 at page 21
and by deed of Blanche Eugenia Hudson, recorded on April 20, 1973, in Deed
Book 973 at page 27 in the RMC Office for Greenville County.

This conveyance is subject to rights of way, easements, conditions, roadways,
setback lines, and restrictive covenants reserved on plats and other instruments
of public record and actually existing on the ground affecting said property, &
is specifically subject to Sections I, II, III, IV & V of the Restrictive Cove-
nants applicable to River Downs, recorded in Deed Book 1011 at page 35. Said
sections of said Restrictive Covenants are incorporated in this deed by reference
and made a part hereof as though fully set forth. Section VI "Maintenance
Charges" is specifically excluded and is not imposed on the above described
property. Grantees are to pay 1977 county property taxes.
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 4th day of May 1977.

SIGNED, sealed and delivered in the presence of:

David B. Jones
Laurene B. Hudgins

SOUTHLAND PROPERTIES, INC. (SEAL)
A Corporation
By: *R. Harold Gye*
President
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 4th day of May 1977.

Donald R. McAlister (SEAL)
Notary Public for South Carolina.

David B. Jones

My commission expires: 8-4-79

RECORDED this 16th day of May 1977 at 12:22 P/M

1-4 535.4 30968

SOUTH CAROLINA COUNTY DOCUMENTS TAX 17.05

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