

Fant & Fant Attys. 105 Hackney Road, Greer, S.C. 29651
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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KNOW ALL MEN BY THESE PRESENTS, that C. Michael Hales and Susan W. Hales

in consideration of Twenty Six Thousand, Seven Hundred Ninety Six and 19/100---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 James Gregory Kerce and Cynthia A. Kerca their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being on the northwest side of Hackney Road, being known and designated as Lot No. 49 of a subdivision known as River Downs, according to a plat prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the RMC Office for Greenville County, South-Carolina, in Plat Book 4-R at pages 75 and 76, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road, joint front corner of Lots Nos. 48 and 49, and running thence along the northwestern side of Hackney Road, S. 29-00 W. 115 feet to an iron pin at the intersection of Hackney Road and Suffolk Court; thence with the curvature of said intersection, the chord of which is S. 79-15 W. 31.97 feet to an iron pin on the southeastern side of Suffolk Court; thence with the southeastern side of Suffolk Court, N. 50-30 W. 73.17 feet and N. 53-23 W. 70 feet to an iron pin at the corner of Lot No. 59; thence with the line of Lot No. 59, N. 24-35 E. 131.98 feet to an iron pin at the corner of Lot No. 48; thence with the joint line of Lots Nos. 48 and 49, S. 54-54 E. 177.08 feet to the beginning corner.

This being the same property conveyed to the Grantors by Deed of Southland Properties, Inc., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 1035 at page 790, recorded on May 5 1976, at 3:45 P.M.

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This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

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)' hand(s) and seal(s) this 31 day of October, 19 78

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

C. Michael Hales (SEAL)
Susan W. Hales (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OF SOUTH CAROLINA
DEED
STAMP
TAX \$ 54.00

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 31 day of October 19 78

[Signature] (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires 4-17-79

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 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 day of September 19 78

[Signature] (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires 4-17-79

RECORDED this day of

(CONTINUED ON NEXT PAGE)

GREENVILLE COUNTY DOCUMENTS
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