

Grantee's mailing address GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

JAN 15 4 42 PM '79

COUNTY OF GREENVILLE

DO. NIE S. TANKERSLEY R.M.C.

37 Villa Rd.
Suite 114
Greenville, SC 29615

KNOW ALL MEN BY THESE PRESENTS, that Heritage Homes, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Sixteen Thousand and 00/100--- (\$16,000.00) 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 Larry P. McCartney and Peggy N. McCartney, their heirs and assigns forever:

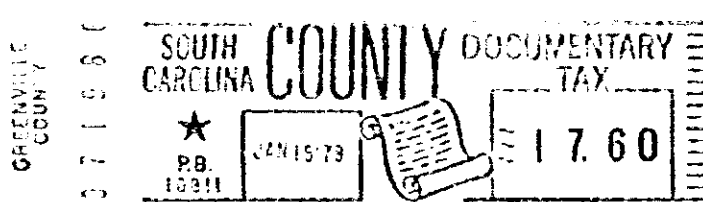
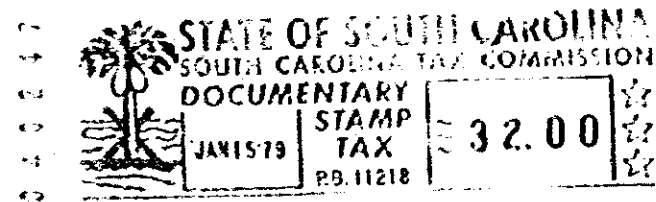
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Property of Larry P. McCartney" prepared by Jones Engineering Service dated December 13, 1978 and recorded in the R.M.C. Office for Greenville County in Plat Book 6-Y at Page 15 containing 1.0 acres located on the southwestern side of Hammett Road and having such metes and bounds as are shown on said plat.

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, and is specifically subject to Sections I, II, III, IV and VI of the Restrictive Covenants 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 V "Maintenance Charges" is specifically excluded and is not imposed on the above described property. No building shall be erected on this property nearer than 40 ft. to the front lot line facing Hammett Road, nor nearer than 30 ft. to the lot line on Hackney Road.

This is a portion of the property conveyed to the grantors by deed of Blanche Eugenia Hudson, recorded on April 20, 1978 in Deed Book 1077 at Page 417 in the R.M.C. Office for Greenville County.

-195-535.5-1-12
OUT OF 535.3-1-30

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements as 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 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 9th day of January 19 79

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Alecia Mont

HERITAGE HOMES, INC.

(SEAL)

A Corporation
By:

President & SECRETARY

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 9th day of January 19 79

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 11-19-79

Alecia Mont

RECORDED this day of JAN 15 1979 at 4:42 P.M. No.

0365

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