

210 Shetland Way
Greenville, S. C. 29615
TITLE TO REAL ESTATE - Prepared by John I. Mauldin,
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
Nov 26 3 27 PM '80
DONALD STANKERSLEY
R.M.C.

Greenville, South Carolina
1137 972

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH D. HARTNETT and BONNIE C. HARTNETT

in consideration of Eighty-Five Thousand and No/100-----(\$85,000.00)-----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 SAM H. BELL and ANNE E. BELL, 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 known and designated as Lot No. 40 of a subdivision known as River Downs, according to a plat thereof, prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Pages 75 and 76 and having, according to a more recent survey entitled "Property of Sam H. Bell and Anne E. Bell", prepared by Carolina Surveying Company, dated November 25, 1980, and recorded herewith, the following metes and bounds, to-wit: (11) - 195 - 535.4 - 1 - 40

BEGINNING at an iron pin on Shetland Way, the joint front corner of Lots 40 and 41, and running thence N 48-00 W. 168.84 feet to an iron pin, the joint rear corner of Lots 40 and 41; thence running N 65-34 E. 216.54 feet to an iron pin, the joint rear corner of Lots 39 and 40; thence running said joint line S 6-40 W. 201.23 feet to a point on Shetland Way, the joint front corner of Lots 39 and 40; thence running with said Street N 78-33 W. 25 feet to an iron pin; thence running along said Street S 72-10 W. 25 feet to an iron pin, the point of the BEGINNING.

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

This is the same property conveyed to the Grantors herein by deed of Heritage Homes, Inc., dated October 23, 1978, and recorded in the R.M.C. Office for Greenville County at Deed Book 1091, at Page 321, on November 6, 1978.

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)'s hand(s) and seal(s) this 26th day of November 1980

SIGNED, sealed and delivered in the presence of:

John I. Mauldin (SEAL)
Janet L. Payne (SEAL)
Joseph D. Hartnett (SEAL)
Bonnie C. Hartnett (SEAL)

STATE OF SOUTH CAROLINA }
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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 26th day of November, 19 80.
John I. Mauldin (SEAL) Janet L. Payne
Notary Public for South Carolina.
My commission expires 1/4/87

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 26th day of November, 19 80.
John I. Mauldin (SEAL) Bonnie C. Hartnett
Notary Public for South Carolina.
My commission expires 1/4/87

RECORDED this 26th day of November, 19 80, at 3:27 P.M. 535.4 16165

DOCUMENTARY TAX STAMP 170.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 93.50

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