

State of South Carolina,
County of GREENVILLE

REC-1149 PAGE 78

GREENVILLE COUNTY, S.C.
JUN 1 11 41 AM '81
R.M.C. HARRIS

0078

KNOW ALL MEN BY THESE PRESENTS, That we, Ralph E. McClain, Jr. and Martha M. McClain

in the State aforesaid, in consideration of the sum of Ninety Thousand and no/100 -----
-----(\$90,000.00)----- Dollars,

to us in hand paid at and before the sealing of these presents by
David G. Maffucci and Ann F. Maffucci

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents
do grant, bargain, sell and release unto the said David G. Maffucci and Ann F. Maffucci, their heirs
and assigns, forever,

All that piece, parcel or lot of land situate, lying and being on the northwestern
side of Hackney Road, in the County of Greenville, State of South Carolina, being
shown and designated as Lot No. 48 on a plat entitled "River Downs", prepared by
Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 4R, at page 76, and having, according to said plat and
a more recent plat entitled "Property of David G. Maffucci & Ann F. Maffucci",
prepared by Freeland & Associates, dated May 26, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front
corner of Lots Nos. 48 and 49, and running thence with the common line of said lots
N. 54-54 W. 177.08 feet to an iron pin at the joint rear corner of said lots; running
thence along the common line of Lots 48 and 59 N. 26-03 E. 127.0 feet to an iron pin
at the joint rear corner of Lots Nos. 47 and 48; running thence along the common line
of Lots Nos. 47 and 48 S. 51-41 E. 190.38 feet to an iron pin on the northwestern side
of Hackney Road; thence along said Hackney Road S. 33-00 W. 75.0 feet to an iron pin;
thence S. 29-00 W. 40.0 feet to an iron pin on the northwestern side of Hackney Road,
the point of beginning.

11(195) 535.4-1-48

This is the identical property conveyed to the Grantors herein by deed of Aaron S.
Bell and Stella J. Bell dated November 15, 1979, and recorded in the RMC Office for
Greenville County, South Carolina, in Deed Book 1116, at page 256, on November 23,
1979.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances,
utility easements and rights of way, if any, as may affect the above described property.

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DOCUMENTARY TAX

GREENVILLE COUNTY
DOCUMENTARY TAX
\$ 99.00
JUN 1 1981

4328 RV-2