

TITLE TO REAL ESTATE - CORPORATION FORM - ~~DEED BOOK~~ MITCHELL & ARIALL Greenville, S.C.

ADDRESS: 1176

512 Hammett Rd

VOL 1176 PAGE 602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 3 2 52 PM '82
DONALD STANFORD
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Heritage Homes, Inc. 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 Twenty Thousand and no/100 (\$20,000.00)-----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 John P. Scott, his heirs and assigns forever:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being off the southeasterly side of Hammett Road in Greenville County, South Carolina being shown and designated as a tract of land containing 1.701 acres on a plat entitled SURVEY FOR JOHN P. SCOTT made by Piedmont Engineers, Architects & Planners dated October 6, 1982 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9H at Page 19 and having according to said plat the following metes and bounds, to-wit: 11(195) Pr. to = 535.5-1-7
OUT OF = 535.3-1-30

BEGINNING at an iron pin at the southeasternmost corner of lot no. 154 as shown on a plat entitled River Downs, Portion of Section No. II made by Piedmont Engineers, Architects & Planners dated September 22, 1975 recorded in Plat Book 5-D at Page 91, said iron pin also being the northeasternmost corner of the within described property and located in or near the center line of a creek and running thence along property now or formerly of W. H. Hammett S. 35-04-03 W. 362.73 feet to an iron pin; thence continuing along the Hammett Line, S. 35-04-03 W. 49.87 feet to an iron pin; thence continuing along the Hammett Line, S. 35-04-03 W. 47.73 feet to an iron pin; thence N. 62-30 W. 233.0 feet to an iron pin; thence N. 33-59 E. 25.50 feet to an iron pin in or near the center line of a creek and in the rear line of lot No. 155 of River Downs, Section II; thence with the creek as the line the traverse lines of which are: N. 1-45 W. 22.85 feet to a point, N. 55-42 E. 52.2 feet to a point, N. 42-39 E. 65.35 feet to a point, S. 51-25 E. 26.5 feet to a point, N. 29-47 E. 86.0 feet to a point, N. 83-30 E. 71.0 feet to a point, N. 63-50 E. 31.2 feet to a point, N. 63-50 E. 103.7 feet to a point and N. 79-06 E. 117.3 feet to the point of beginning.

The above property is a portion of the same property conveyed to the grantor by deed of Blanche Eugenia Hudson recorded April 20, 1978 in Deed Book 1077 at Page 417 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. The grantee herein may keep a horse on the above described property so long as approval is granted by a Greenville County Zoning Administrator. The above property is subject to an agreement between the grantor and the grantee dated November 2, 1982 and recorded herewith wherein the grantee herein agrees to grant to the grantor an easement (continued on back) 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 of 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 2nd day of November 19 82

Signed, sealed and delivered in the presence of:

Mike Mitchell
Brenda O. Forester

HERITAGE HOMES, INC. (SEAL)
(A Corporation)

By: [Signature] President
and [Signature] 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 2nd day of November 19 82
Brenda O. Forester (SEAL)
Notary Public for South Carolina
My commission expires 3/21/89

Mike Mitchell

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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