

503 Hackney Rd., Greer, S.C. 29651

GREENVILLE CO. S.C.

BOOK 1116 PAGE 256

STATE OF SOUTH CAROLINA

NOV 23 12 07 PM '79

COUNTY OF GREENVILLE

JOHN E. BANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that AARON S. BELL and STELLA J. BELL

in consideration of Twenty-nine Thousand, One Hundred, Twenty-four & 20/100----- Dollars, (\$29,124.20) and assumption of mortgage referred to below, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto RALPH E. McCLAIN, JR. and MARTHA M. McCLAIN, their heirs and assigns forever:

ALL that certain piece, parcel or of land situate, lying and beign in the State of South Carolina, County of Greenville, being known and designated as Lot No. 48 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 RMC Office for Greenville County, South Carolina in Plat Book 4-R at Page 75 & 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 at the joint front corner of Lots Nos. 47 and 48 and running thence with the joint line of said Lots, S. 51-41 W. 190.38 feet to an iron pin at the joint corner of Lots 47, 48, 59 and 45; thence with the line of Lots 48 and 59, S. 26-03 W. 127 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence with the joint line of said Lots, S. 54-54 W. 177.08 feet to an iron pin on the northwestern side of Hackney Road at the joint front corner of Lots 48 and 49; thence with the northwestern side of Hackney Road, N. 29-00 E. 40 feet to an iron pin; thence continuing with the northwestern side of Hackney Road, N. 33-00 E. 75 feet to the point of beginning.

(11) 195-535.4 - 1 - 48

THIS being the same property conveyed to the grantors herein by deed of M. Walter Preston, dated December 29, 1975 and recorded in the RMC Office for Greenville County, South Carolina on December 30, 1975 in Deed Book 1029 at Page 454.

THE grantees herein assume and agree to pay the balance due on that mortgage given to Greer Federal Savings & Loan in the original amount of \$42,000.00, which mortgage was recorded in the RMC Office for Greenville County, South Carolina on December 30, 1975 in Mortgage Book 1356 at Page 896, and having a current balance due thereon in the amount of \$39,352.80.

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
DOCUMENTARY TAX

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV 23 '79
32.45

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 15th day of November, 19 79

SIGNED, sealed and delivered in the presence of:

Cynthia P. Dixon (SEAL)
William D. Cain (SEAL)
Aaron S. Bell (SEAL)
Stella J. Bell (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 15th day of November 19 79
William D. Cain (SEAL)
Notary Public for South Carolina

My commission expires 3/15/80

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 15th day of November 19 79
William D. Cain (SEAL)
Stella J. Bell

Notary Public for South Carolina

My commission expires 3/15/80
RECORDED NOV 23 1979
RECORDED this day of

19 at 12:07 P.M. M., No. 17351

0259

4328 RV-2