

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
RECORDED
F. H. C.

KNOW ALL MEN BY THESE PRESENTS, that I, James B. Snoddy

in consideration of Exchange of property valued at \$4,255.66 and assumption of the mortgage indebtedness set forth 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 Hartwell Villa Associates, a Joint Venture, its successors and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina, on the southeastern side of Wellesley Way, being known and designated as Lot No. 58 on a plat of Huntington, Sheet No. 3, made by Piedmont Engineers and Architects, dated May 4, 1968, recorded in the R.M.C. Office for Greenville County in Plat Book WWV at page 25, and also shown on a plat entitled "Property of E. Don Rott and Karen K. Rott" made by Piedmont Engineers and Architects, dated December 11, 1967, and recorded in the R.M.C. Office for Greenville County, in Plat Book VVV, page 173, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wellesley Way at the joint front corner of Lots Nos. 58 and 59, and running thence with the common line of said lots, S. 39-59 E 335.0 feet to an iron pin; thence S. 49-02 W., 113.5 feet to an iron pin; thence S. 75-22 W., 195.0 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the common line of said lots, N. 23-01 W., 280.0 feet to an iron pin on the southeastern side of Wellesley Way; thence with the curve of the southeastern side of Wellesley Way, the chords of which are: N. 59-02 E., 134.4 feet and N. 44-55 E., 75.6 feet, the point of BEGINNING.

-200-547.4-1-61 (NOTE)

The above property is hereby conveyed subject to the rights of way, easements, conditions, roadways, set back lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

As a part of the consideration of this deed the grantee agrees and assumes to pay in the full the indebtedness due on a note and mortgage covering the above described property given to Fidelity Federal Savings and Loan Association, dated May 12, 1975 in the original sum of \$18,750.00 and recorded in the R.M.C. Office of said county and state in Mortgage Book 1338 at page 905, which has a present balance due in the sum of \$17,744.34.

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 assigns against the grantor(s) and the grantor'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 29th day of November 1975. Signed, sealed and delivered in the presence of: Chymoth N. Johnson (SEAL) James B. Snoddy (SEAL) Richard L. Smith (SEAL) James B. Snoddy (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 29th day of November 1975.

Debra L. Neal (SEAL) Notary Public for South Carolina My commission expires: 9-12-85

Chymoth N. Johnson

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 29th day of November 1975.

Debra L. Neal (SEAL) Notary Public for South Carolina My commission expires: 9-12-85

Margaret L. Snoddy

RECORDED this day of 1975 (CONTINUED ON NEXT PAGE)

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 04.95

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