

State of South Carolina

Greenville County

FILED JUL 20 1975 GREENVILLE CO. S.C.

GRANTED 7/17/75 2:15 PM 1975 417

Know all Men by these presents, That Blanche Eugenia Hudson

in the State aforesaid, in consideration of the sum of (\$259,745.00)

Two Hundred, Fifty -Nine Thousand, Seven Hundred Forty-Five and 00/100----Dollars

to me paid by Heritage Homes, Inc.

in the State aforesaid, 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 Heritage Homes, Inc., its successor and assigns forever,

All those certain pieces, parcels or lots of land located in the State of South Carolina, County of Greenville, in Chick Springs Township, being known and designated as certain lots and tract in River Downs Subdivision, and more particularly described as follows: Lots 3, 11, 21, 27, 28, 29, 30, 31, 32, 33, and 34 on a plat of River Downs, dated July 17, 1974, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 75; Lots 36, 40, 45, 51, 58, 59, and 69 on a plat of River Downs, dated July 19, 1974, recorded in the RMC Office for Greenville County in Plat Book 4R, Page 76; Lots 124 and 125 on a plat of River Downs, portion of Section Two, dated September 22, 1975, revised February 11, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 15; and a tract of land containing approximately 24 acres, lying to the rear of Lots 22, 28, through 39, inclusive, bounded by the Enoree River, and generally shown on the Greenville County Tax Map as Sheet 535.4, Block 1, Lot 72.

Also, all that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "property of W. Harold, Eugene E. & Frances L. Hammett and Blanche Eugenia & Carroll C. Hudson", prepared by C. O. Riddle, Surveyor, dated January 25, 1973, and containing 45.35 acres and having according to said plat the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of Hammett Road at the northeast corner of said 45.35 acre tract, the corner of property now or formerly of Judy R. Hoffman and running thence with the center of Hammett Road, the following courses and distances, to-wit: S. 42-29 E. 225.1 feet; S. 47-48 E. 270.90 feet; S. 40-47 E. 209.7 feet; S. 34-52 E. 256.4 feet; S. 31-19 E. 400 feet; S. 11-59 E. 238 feet; S. 1-41 W. 100 feet; S. 14-11 W. 99.8 feet; S. 43-58 W. 100 feet; S. 47-46 W. 23.2 feet, 51 feet and 66.4 feet; S. 40-27 W. 499.4 feet to an iron pin in the center of said Hammett Road at the corner of property, now or formerly of Harriett Poole; running thence with the line of said property N. 35-42 W. 344.7 feet to an iron pin; running thence S. 54-22 W. 434.4 feet to an iron pin the line of property of Charles D. Downey; running thence with the line of said property N. 35-40 W. 364.15 feet to an iron pin in the line of property now or formerly of C. T. Ross; thence with the line of said property N. 51-58 E. 277.7 feet to an iron pin; thence N. 35-50 W. 1,092 feet to an iron pin in the corner of property, now or formerly of Duncan R. Lagarde; thence with the line of property of Duncan R. Lagarde and Judy R. Hoffman N. 51-05 E. 1,027.4 feet to an iron pin; thence N. 65-34 E. 22.6 feet to the point of Beginning.

Less, However, Lots Nos. 122, 123, 158, 157, 126, 127, and 128 of a subdivision as shown on a plat entitled "portion of Section No. Two River Downs" prepared by Piedmont Engineers, Architects and Planners dated September 22, 1975 and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 91 and the revised plat of said property dated February 11, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 15. Also, Lots 129, 130, 131, 72, & 73.

Less Also Lot No. 132 as shown on a plat of property of John D. Wood and Martha P. Wood, dated July 12, 1975, prepared by Piedmont Engineers, Architects and Planners, and having, according to said plat, the following metes and bounds, to-wit:

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