

TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GRANTEES ADDRESS:
Pt 4 Hudson Rd 1150 237
Greer SC 29651

KNOWN ALL MEN BY THESE PRESENTS, that JACKIE L. GRUBBS and BETTY JEAN GRUBBS,

in consideration of TWENTY SEVEN THOUSAND, FIVE HUNDRED AND no/100ths Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, seli and release unto DON ALLEN GRUBBS and TAMI LEE GRUBBS, their heirs and assigns forever, subject to a charge described herein:

ALL that lot of land in the State of South Carolina, County of Greenville, in Chick Springs Township, containing 19,215 square feet, more or less, according to a plat prepared by Freeland & Associates, dated December 22, 1980 and having according to such plat, the following metes and bounds, to wit: 11(195) 538.2-1-13.5 -> 0.44 Ac
out of 538.2 -1-13.2

BEGINNING at a point on the westerly side of Hudson Road, such point being the southeasterly corner of property of the Grantors and running thence N. 81-45 W., 183 feet to a point; thence N. 8-45 E. 105 feet to a point on the southerly side of a 20 foot strip; thence along the southerly side of such 20 foot strip, S. 81-45 E., 183 feet to a point in Hudson Road; thence S. 8-45 W., 105 feet to the point of beginning.

THIS property is conveyed subject to the charge that in the event that the subject property is sold, on or before June 10, 1992, by deed, contract, option, or any other form, then, in such event, the Grantors, their heirs and assigns, shall be entitled to receive an additional cash payment of \$12,000.00, which sum shall be in addition to the consideration stated above. In the event of such a sale, the subject property shall be charged with the payment of the aforesaid sum. If no deed or contract is recorded prior to June 10, 1992, then this charge shall be considered terminated and no purchaser or mortgagee shall be required to make further examinations related thereto.

THIS is a portion of the property conveyed to the Grantors by deed of Royal C. Jones, recorded on January 8, 1971 in Deed Book 906 at page 77.

NO TITLE SEARCH.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP 55.00
GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JUN 18 1981 30.25

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 June 19 81

SIGNED, sealed and delivered in the presence of:

W. Allen Reese (SEAL)
Jackie L. Grubbs (SEAL)
Betty Jean Grubbs (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of June 19 81
W. Allen Reese (SEAL)
Notary Public for South Carolina
My commission expires: 1-21-91

W. Allen Reese

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, 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 15th day of June 19 81
W. Allen Reese (SEAL)
Notary Public for South Carolina
My commission expires: 1-21-91

Betty Jean Grubbs
Betty Jean Grubbs

RECORDED this JUN 18 1981 day of June 19 81 at 4:19 P. M., No. 35122

0237

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