

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S.C. DEC 14 11 33 AM 1949

For True Consideration See Affidavit Book 12 Page 192

Know All Men by These Presents:

That I, W. O. Groce in the State aforesaid, in consideration of the sum of one (\$1.00) and other valuable considerations - - - DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 H. L. Peden, his heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Southwest side of Crosby Circle in Gantt Township, Greenville County, South Carolina, being shown as Lots 150, 151, 152, 153 and 154 on plat of Paramount Park made by Piedmont Engineering Service, July 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book W, page 57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Crosby Circle joint front corner of Lots 149 and 150 and running thence along line of Lot 149 S. 31-12 W. 154.2 feet to an iron pin; thence N. 50-30 W. 375 feet to an iron pin on the Southeast side of Dorr Drive; thence along Dorr Drive N. 40-00 E. 120 feet to an iron pin; thence following the curve of Dorr Drive (the chord being N. 84-36 E. 42.4 feet) to an iron pin on the Southwest side of Crosby Circle; thence along Crosby Circle S. 50-30 E. 260 feet to an iron pin; thence continuing with Crosby Circle S. 52-55 E. 61.8 feet to the beginning corner.

This is a portion of that property conveyed to me by deed of Greater Greenville Sewer District Commission, dated April 19, 1949, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 380, page 21.

This property is subject to the building restrictions which are fully set forth in deed made by W. O. Groce to W. D. Grant dated August 16th, 1949, recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 389, page 251 and the restrictions are hereby adopted and made applicable to the lots herein conveyed.

Grantee to pay 1949 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 26th day of October in the year of our Lord One Thousand Nine Hundred and forty nine

Signed, Sealed and Delivered in the Presence of

W. O. Groce (Signature)
Hayle G. Gorman (Signature)



State of South Carolina, Greenville County

Personally appeared before me W. O. Groce

and made oath that he saw the within named grantor(s) W. O. Groce sign, seal and as his act and deed deliver the within written deed, and that he, with Hayle G. Gorman witnessed the execution thereof.

Sworn to before me this 26th day of October, A. D. 1949
Notary Public for South Carolina (Seal)

W. O. Groce (Signature)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER I, W. E. Wickliffe

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mittsy B. Groce wife of the within named W. O. Groce did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto H. L. Peden, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of October, A. D. 1949
Notary Public for South Carolina (Seal)

Mittsy B. Groce (Signature)



Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this day of 19, at M., No.

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