

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that PAUL W. PEEPLES,

GRANTEES ADDRESS:

P.O. Box 816
Greer, S.C. 29652

BOOK 1164 PAGE 606

in consideration of FORTY FOUR 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, sell and release unto WILLIAM H. GROCE, III and MARY ELLEN R. GROCE, their heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, in Highland Township, described as containing 51.5 acres, more or less, on a 1958 plat entitled, "Land Survey for J. W. Black", prepared by J. Q. Bruce, Surveyor, recorded in Plat Book 00 at Page 107, and being described as containing 53.05 acres in accordance with a more recent survey entitled, "Survey for Dr. Paul Peeples, M. D.", prepared by Wolfe and Huskey, Engineers, dated December 6, 1977, revised, December 27, 1977, a copy of which is to be recorded herewith.

2(315) 629.2 -1-27

THIS is the identical property conveyed to the Grantor by deed of J. C. Henson, recorded on March 21, 1968 in Deed Book 840 at page 147.

THIS property is conveyed subject to the following exceptions: (1) Matters of Survey, (2) Riparian rights of other property owners in and to any creeks or streams crossing the property, (3) any easements or rights-of-way affecting same, and (4) the fact that S. C. Highway #14 has been relocated as shown on the aforesaid more recent survey.

ALSO, all my right, title and interest in and to that strip of land described on the later mentioned plat as a "50' Road" running between Bertha O. Arms and William E. Oliver, et al. Such "50' Road" was conveyed to the Grantor by deed of Bertha O. Arms recorded on January 9, 1979 in Deed Book 1071 at page 592. This property is expressly excluded from the general warranty of this deed.

ALSO, all my right, title and interest in and to that certain driveway easement confirmed by Order of the Court of Common Pleas, dated July 21, 1981, copy of which is recorded in Deed Book 1152 at page 193 and in Judgment Roll 81-4292.

ALSO, all my right, title and interest with relation to the abandoned portion of S. C. Highway 14 as confirmed in a Master's Decree dated May 7, 1981, as appears by reference to Judgment Roll 81-2168 in the case of Paul W. Peeples vs. Raymond J. Robinson, et al. The warranty of this deed specifically does not apply to the interest acquired or confirmed in such court action.

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 26 day of March, 1982

SIGNED, sealed and delivered in the presence of:

Paul W. Peeples (SEAL)

Willa O. Reese
Willa O. Reese

GREENVILLE COUNTY DOCUMENTARY TAX 48.95
MAR 30 '82
P.B. 13611

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 26 day of March 1982

Willa O. Reese (SEAL)

Notary Public for South Carolina.

My commission expires 1-15-88

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

26 day of March 1982

Willa O. Reese (SEAL)

Notary Public for South Carolina.

My commission expires 11-15-88

Rita P. Peeples

RECORDED IN (CONTINUED ON NEXT PAGE) 19

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