

TITLE TO REAL ESTATE—Prepared by SIDNEY L. WATSON, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

JAN 10 1 16 PM '73

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Theron E. Roberts, Jr.,

in the State aforesaid, in consideration of the sum of Fifteen Thousand Nine Hundred Twenty and No/100 (\$15,920.00)--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 grantee(s) PEBBLE CREEK DEVELOPMENT, A PARTNERSHIP:

All those certain pieces, parcels, or lots of land in the County of Greenville, State of South Carolina, lying on the westerly side of Stallings Road and on the northerly side of Roberts Road and designated as Lots Nos. 37 and 38 on a plat of Property of J. H. Roberts Estate, recorded in the RMC Office for Greenville County, S. C., in Plat Book "W", at Page 67, and being shown on a more recent plat entitled "Property of Theron E. Roberts, Jr.", prepared by Enwright Associates, Engineers, October 10, 1972, said lots being referred to on said plat as Lots Nos. 46 and 47, respectively, and said lots having a combined description according to said more recent plat, as follows, to wit: BEGINNING at a point at the intersection of Roberts Road and Stallings Road and running thence with the center line of Roberts Road the following courses and distances: N. 14-42 W. 230 feet; thence N. 15-57 W. 100 feet; thence N. 22-06 W. 100 feet; thence N. 31-22 W. 100 feet; thence N. 42-18 W. 100 feet; and thence N. 38-50 W. 119.72 feet; thence with line of property now or formerly of Loftis Estate, S. 52-59 E. 637 feet to an iron pin (formerly post oak stump--now gone); thence with line of Jones Estate, S. 52-59 E. 637 feet to an iron pin on the westerly edge of Stallings Road; thence S. 53-58 E. 10.81 feet to a point in the center line of Stallings Road; thence with the center line of Stallings Road S. 37-34 W. 563.89 feet to a point; thence continuing with the center line of Stallings Road, S. 37-06 W. 219 feet to a point at the intersection of Stallings Road and Roberts Road, the same being the point of BEGINNING.

DERIVATION: Deed Book 429, at Page 477.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

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 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, 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, or Successors 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(s) and seal(s) this 8th day of January, 1973

Theron E. Roberts Jr. (Seal)

Signed, Sealed and Delivered in the Presence of

Barbara J. Payne (Seal)

Greenville County Stamps Paid \$17.60 Act No. 380 Sec. 1

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR 30 DOLLARS (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 8th day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Barbara J. Payne (Seal)

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) 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 or persons whomsoever; renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 8th day of January, A. D., 1973

Notary Public for South Carolina Commission Expires October 20, 1979

Michael A. Roberts (Seal)

Cancelled documentary stamps attached: U. S. 1116 P. 19510 Recorded this 10th day of January, 1973, at 1116 M., No. 19510

-278- 525.1-1-46,47