

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Richard A. Pearson and Amy B. Pearson hereafter referred to as Grantor, in consideration of the sum of One Hundred Thirty-Three Thousand and No/100 (\$133,000.00) DOLLARS, paid to Grantor by Nationwide Mutual Insurance Company, an Ohio Corporation hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns forever:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 61 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sassafras Court, joint front corner of Lots 60 and 61, and running thence along the joint line of said lots, S. 46-01 W. 172.0 feet to an iron pin on the line of the Golf Court Fairway; thence along the line of the fairway, N. 52-28 W. 129.14 feet to an iron pin at a rear corner of Lot No. 62, which pin is also located on the edge of a 50 foot right-of-way for a water main; thence along the line of Lot No. 62, following the approximate center of a 20-foot utility easement, N. 51-23 E. 154.7 feet to an iron pin on Sassafras Court; thence along Sassafras Court, S 86-54 E. 66.69 feet to an iron pin; thence continuing along Sassafras Court S. 48-41 E. 42.04 feet to an iron pin; thence continuing along Sassafras Drive, S. 15-55 E. 25.5 feet to the beginning corner.

This conveyance is subject to restrictions and covenants being recorded in the RMC Office for Greenville County in Deed Vol. 991 at Page 10 as well as any other restrictions, rights-of-way or easements that appear of record, on the plat referred to above or as shown on the premises.

This is the same property conveyed to the Grantors herein by deed of Pebble Creek Development, a Partnership, dated March 14, 1974 and recorded in Deed Book 995, page 314.

12-279-525.6-1-61

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 and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 1st day of June

Richard A. Pearson (Seal)
RICHARD A. PEARSON
Amy B. Pearson (Seal)
AMY B. PEARSON

Signed, Sealed and Delivered in the Presence of

Wanda C. Stubbs
Mary B. Breenaway

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this
1st day of June 1984

Wanda C. Stubbs (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1987 10-8-87

Mary B. Breenaway

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. AMY B. PEARSON wife of the within named Grantor 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 Grantee and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this
1st day of June 1984

Wanda C. Stubbs (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1987 10-8-87

Amy B. Pearson
AMY B. PEARSON

Recorded this _____ day of _____ 19____ at _____ N. C.

(CONTINUED ON NEXT PAGE)

1214-224