

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, R.G. Pace in the State aforesaid,  
in consideration of the sum of One Thousand Six Hundred and no/100(\$1600.00) 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

Charles A. Grubbs, his heirs and assigns forever:

All that piece, parcel or lot of land situate in County of Greenville, State of South Carolina, being known as lot 12 of the R.G. Pace property according to the revision plat made by J. Mac Richardson, dated May 31, 1954, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of a 40 foot street, which iron pin is situate 153.3 feet southwest of Parker Road, and running thence along said 40 foot street S 48 W 151 feet to an iron pin, corner of lot 11, thence with the line of lots 11 and 10, N 42 W 190 feet to an iron pin in rear line of lot no. 5, thence with rear line of lots 5, 3 and 4, N 48 E 151 feet to an iron pin, thence with the line of lot 13, S 42 E 190 feet to the point of beginning.

Being a portion of that property conveyed to the grantor by deed book 251, page 316. Reference may also be had to plat of record in plat book DD, page 175.

The above described property is subject to the restrictive covenants of record in the R.M.C. Office for Greenville County in Deed Book 482, page 473, and constitute a part of the consideration of this conveyance.

Grantee to pay 1954 taxes. It is understood and agreed that the grantor will sell to the grantee, his heirs or assigns, a water tap for \$300.00; however, should R.G. Pace Co. construct, as contractor, the dwelling to be placed on said lot, then the grantor agrees to make the water tap available free of charge.

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 16 day of June in the year of our Lord One Thousand Nine Hundred and Fifty Four

Signed, Sealed and Delivered in the Presence of

*Charles W. Spence*  
*Sara Allison*



State of South Carolina,  
Greenville County

Personally appeared before me Sara Allison

and made oath that she saw the within named grantor(s) R.G. Pace sign, seal and as his act and deed deliver the within written deed, and that she, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 16 day of June, A. D. 19 54  
*Charles W. Spence* (Seal)  
Notary Public for South Carolina

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, Charles W. Spence Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Tessie McV. Pace wife of the within named R.G. Pace 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 Charles A. Grubbs, 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 16 day of June, A. D. 19 54  
*Charles W. Spence* (Seal)  
Notary Public for South Carolina

*Mrs. Tessie McV. Pace*