

GREENVILLE
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 DONNIE S. JAMES, JR.
 R.N.C. ENSLEY

Grantor's address:
 22 Potomic Ave
 Greenville, SC
 Pebblepart, Ltd., A South Carolina Limited Partnership

VAL 1080 PWS 215

APPROVAL
 EWA

in consideration of Fourteen Thousand and no/100 (\$14,000.00)----- 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 M. L. Lanford, Jr., his Heirs 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 No. 140 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 3 and having according to said plat, such metes and bounds as appears thereon.

ALSO: 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 No. 142 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 3 and having according to said plat such metes and bounds as appears thereon. — 278-5256-1-140,142

This conveyance is made subject to any zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

This being a portion of the property conveyed unto the Grantor herein by deed from First Federal Savings and Loan Association of Greenville, recorded on September 9, 1977, in Deed Book 1064, at Page 509, in the RMC Office for Greenville County, South Carolina.

Grantor affirms only those parts of the Pebble Creek covenants, conditions, and restrictions recorded in the RMC Office for Greenville County in Deed Volume 991, at Page 10, as are shown as use restrictions found in Article VII thereof which affect Phase I Pebble Creek Development. Article VI requiring architectural control is also affirmed and Grantor will immediately name an architectural committee. New restrictions affecting the use of Phase I Pebble Creek will immediately be prepared and recorded which will be substantially identical with the current use restrictions.

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 21 day of April, 1978

SIGNED, sealed and delivered in the presence of:

[Signature]

PEBBLEPART, LTD., a South Carolina Limited Partnership (SEAL)

BY: PEBBLE CREEK DEVELOPMENT CORPORATION

BY: *[Signature]* (SEAL)
 Ruben D. Ramirez, President
 PROBATE

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 21 day of April, 1978
Margaret P. Yargen (SEAL)
 Notary Public for South Carolina

[Signature]

My commission expires 4-7-80

STATE OF SOUTH CAROLINA
 COUNTY OF

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

GC10
 JUN 1 78
 140

GREENVILLE COUNTY DOCUMENTARY TAX
 15.40
 35978

RECORDED JUN 1 1978 at 11:27 A.M.

4328 RV-2