

Grantee's Address:
120 Carolina Avenue
Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAR 16 3 05 PM '81
COMM. JAMES W. SHERLEY
R.M.C.

1111-399

KNOW ALL MEN BY THESE PRESENTS, that JOHN PHILLIP ANTHONY GROCE, JR. 41 49

In consideration of THIRTY-TWO THOUSAND AND NO/100 (\$32,000.00)-----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

FRANK M. WATKINS, his heirs and assigns forever;

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Carolina Avenue, in the City of Greenville, S. C., being shown as Lot No. 14, Block I, Section 5, on the plat of East Highlands Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book "K", pages 78-79-80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Carolina Avenue at a point 329.8 feet north of the northwesterly corner of the intersection of Carolina Avenue and Fairview Avenue, said pin being the joint front corner of Lots Nos. 14 and 15, Block I, Section 5, and running thence along the joint line of said lots S. 80-58 W. 170 feet to an iron pin on the edge of a strip reserved for utilities; thence along the edge of said strip N. 7-23 W. 62 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence along the joint line of Lots Nos. 13 and 14 N. 78-10 E. 168.3 feet to an iron pin on the westerly side of Carolina Avenue; thence along the westerly side of Carolina Avenue S. 9-0 E. 70 feet to the point of beginning. 15 (519) 264-10-14

Derivation: Deed Book 643, Page 54- John Phillip Anthony Groce- 1/22/60.

Please refer to the Estate of Betty T. Groce in the Probate Court of Greenville County, S.C. in Apartment 1449, File 30.

GREENVILLE COUNTY DOCUMENTARY TAX 35.20

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any way connected or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 14th day of MARCH 1981.

SIGNED, sealed and delivered in the presence of:

John Phillip Anthony Groce, Jr. (SEAL)
JOHN PHILLIP ANTHONY GROCE, JR. (SEAL)

John A. Mastbaum (SEAL)
James Pickering (SEAL)

STATE OF TENNESSEE
COUNTY OF BLOUNT

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 4th day of March 1981

Notary Public for South Tennessee (SEAL)
Name: James Tucker

John A. Mastbaum (SEAL)

My Commission Expires April 27, 1981

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT APPLICABLE

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

10 day of 19

Notary Public for South Carolina

RECORDED MAR 16 1981 3:05 P.M. No.

57
90
50
0

4328 RV-2