

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC. S. C.
MAY 12 1981
GREENVILLE COUNTY

grantee: 515 Hillpine Dr.
Simpsonville, SC 29681

BOOK 1147 PAGE 886

KNOW ALL MEN BY THESE PRESENTS, that **PEBBLEPART, LTD., a South Carolina Limited Partnership**

in consideration of Fifteen Thousand, Twenty-five and No/100-----(\$15,025.00)----- 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 **JAMES LEARY BUILDERS, INC., 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 No. 80 of a subdivision known as Pebble Creek, Phase IV, Section II, as shown on plat thereof prepared by Loudon C. Hoffman Associates, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 7C at Page 47, and having, according to said plat, such metes and bounds as appears thereon.

12 (279) 526.3-1-80

THIS being a portion of the same property conveyed to the grantor herein by deed of First Federal Savings & Loan Association of Greenville S.C. recorded in the RMC Office for Greenville County, S.C. on September 9, 1977 in Deed Book 1064 at Page 509.

THIS conveyance is subject to any zoning ordinances, restrictions, setback lines or easements that may appear of record, on the recorded plat, or on the premises.

THIS property is a portion of a Planned Unit Development as evidenced by grantor's PUD Application filed on July 25, 1979 in the RMC Office for Greenville County, S.C. in Deed Book 1107 at Page 642.

GRANTOR has reserved the right to vary the setback line of each lot shown on aforesaid plat within the minimum setback as shown on said plat. Prior to building on the lot herein conveyed, Grantee should ascertain from Grantor the setback lines specified for this particular lot.

DOCUMENTARY TAX
STATE OF SOUTH CAROLINA

GREENVILLE COUNTY
DOCUMENTARY TAX
MAY 12 1981
\$ 17.05

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 8th day of May, 19 81

SIGNED, sealed and delivered in the presence of:

Randy L. Kaen
Joe J. Stucker

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

By: PEBBLE-CREEK-DEVELOPMENT-CORPORATION, (SEAL)
its General Partner

By: Joe J. Stucker (SEAL)
PROBATE

STATE OF TEXAS
COUNTY OF DALLAS

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 8th day of May, 19 81

Ray Mansell (SEAL)
Notary Public for State of Texas

Randy L. Kaen (SEAL)

My commission expires 6/03/84

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 _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)

My commission expires _____

31553

RECORDED MAY 12 1981 of _____ 19 _____ at _____ 1:22 P. M., No _____

67
00
00
00

4328 RV-2

MAY 12 1981

1152