

GRANTEE'S ADDRESS:  
103 Ethelridge Avenue  
Greenville, S. C.  
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUN 16 1981  
DEEDS  
RECORDS

1126-712-35

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM JAMES PICKARD, JR.

in consideration of SIX THOUSAND FIVE HUNDRED EIGHTY-NINE AND NO/100----- Dollars,  
AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto

D. FRED PACE AND BETTY LYNN, their heirs and assigns forever;

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Ethelridge Avenue and being known and designated as Lot No. 5 and the eastern portion of Lot No. 3 on a plat of the Property of Ethel Y. Perry Estate, dated September, 1944, prepared by W. J. Riddle, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book B, Page 33 and having, according to said plat, the following metes and bounds, to-wit:

12 (235) 169-3-23

BEGINNING at an iron pin on the northern side of Ethelridge Avenue at the joint front corner of Lot 5 and Lot 6 and running thence with Lot 6 N. 05-35 W. 162.5 feet to an iron pin at the joint corner of Lots 2, 3, 6 and 25; thence with Lot 2 S. 84-28 W. 55 feet to an iron pin; thence S. 05-35 E. 162.5 feet to an iron pin on Ethelridge Avenue at the joint front corner of Lots 4 and 5; thence with Ethelridge Avenue N. 84-28 E. 56 feet to the point of beginning.

THIS conveyance is made subject to all easements, restrictions, rights-of-way or otherwise, affecting the above described property.

AS a part of the consideration herein, the Grantees agree to assume that certain Mortgage to Collateral Investment Company recorded July 27, 1978 in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1439, Page 766 in the original amount of \$22,300.00.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX STAMP  
\$14.00

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
07.70

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 16 day of June 19 81

SIGNED, sealed and delivered in the presence of:

*John W. Arnsworth*  
*Marie T. Skello*

*William James Pickard, Jr.* (SEAL)  
WILLIAM JAMES PICKARD, JR.

\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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(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 16 day of June 19 81

*John W. Arnsworth* (SEAL)  
Notary Public for South Carolina.

*Marie T. Skello*

My Commission Expires 1/16/83

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16 day of June 19 81

*John W. Arnsworth* (SEAL)  
Notary Public for South Carolina.  
My Commission Expires: 1/16/83

*Marie T. Skello*

RECORDED this JUN 16 1981

3:28 P. M., No. 31675

DEPOSITION: Deed Book 1126 - Page 712 - GARY A. KELLER, et al. - 5/30/80

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