

TITLE TO REAL ESTATE

ACKER, ACKER, FLOYD & WELMAKER, ATTORNEYS-AT-LAW, PICKENS, S. C. 29671

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STATE OF SOUTH CAROLINA

GREENVILLE

COUNTY

Know All Men By These Presents:

That We, Wayne Blair and Ann Blair

in the State aforesaid,
DOLLARS,

in consideration of the sum of Ten Thousand Five Hundred and No/100

Paid by: Marvin L. Grubbs and Joyce B. Grubbs *Pl Box 372, Barnwell, SC 29812*
to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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 Marvin L. Grubbs and Joyce B. Grubbs, their heirs and assigns forever:

"All that piece, parcel, or tract of land situate, lying and being on the southern side of Oil Cam Creek, and the northern side of Pinnacle Lake Development near River Falls in the County of Greenville, State of South Carolina and shown on a plat of property of W. G. Nicholson dated September 30, 1974, by Campbell & Clarkson and recorded in the RMC Office for Greenville County in Plat Book 5-I, page 79, said property having such metes and bounds as follows:

"BEGINNING at a point on a county road adjoining Pinnacle Lake Development, and running thence N31-28W 75.8 feet to a point on another county road which point is 27 feet, more or less, south from the center line of Oil Cam Creek and running thence with the center of said creek as the line along a traverse line, the following courses and distances: N57-37E 125 feet; N52-03E 79 feet; N55-58E 159.4 feet; N52-15E 72.6 feet; N66-18E 48.55 feet to an iron pin which iron pin is 42 feet, more or less, south of the center line of said creek; running thence S20-00E 144.1 feet to an iron pin; running thence S76-20W 97.2 feet to an iron pin on a county road; running thence S46-04W 222.3 feet to an iron pin on another county road adjoining Pinnacle Lake Development; running thence with the northern side of said last mentioned road the following courses and distances, to-wit: N64-48W 55.5 feet; S72-31W 55.8 feet; S59-56W 60 feet to an iron pin, point of BEGINNING."

This is the identical property conveyed to Grantors herein by deed of W. Grady Nicholson and Laurie S. Nicholson, dated October 15, 1974, recorded on October 22, 1974 in Deed Book 1009, at page 47 in the RMC Office for Greenville County, SC.

This property is conveyed subject to any and all existing rights-of-way, roads, utilities and easements and restrictions that may appear of record and/or on the premises.

5 (355) 674.4 - 1 - 1.2

TOGETHER with all and Singular the Rights, Members, Hereditments 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 arantee(s) herein-

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