

1 Southland 1100 DA
W. M. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1128 PAGE 895

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

in consideration of Fifteen Thousand, Four Hundred and No/100-----(\$15,400.00) 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 **JOHN A. MESSER, JR. and WINIFRED N. MESSER**, their 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. 11, of a subdivision known as Pebble Creek, Phase IV, Section I, as shown on plat thereof prepared by Freeland & Associates, dated July 18, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7C at Page 46, and having, according to said plat, such metes and bounds as appears thereon.

THIS being a portion of the same property conveyed to the Grantor herein by deed of First Federal Savings & Loan Association of Greenville, South Carolina, 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 conveyance is made subject to Restrictive Covenants recorded in the aforesaid public records in Deed Book 1110 at Page 57.

THIS property is a portion of a Planned Unit Development as evidenced by Grantor's PUD Application filed on July 25, 1979 in Deed Book 1107 at Page 652, RMC Office for Greenville County, S.C.

(12) 279-526.3-1-11

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.

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 30th day of June, 1980

SIGNED, sealed and delivered in the presence of:

PEBBLEPART, LTD., a South Carolina (SEAL)

Limited Partnership (SEAL)

By: PEBBLE CREEK DEVELOPMENT CORPORATION (SEAL)

By: Ruben D. Ramirez (SEAL)

Ruben D. Ramirez, President
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 30th day of June, 19 80

Notary Public for

My commission expires 12/3/81

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

RECORDED JUL 10 1980 day of 19 at 11:10 A.M., No. 729

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