

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Walter M. Greer and Lynelle F. Greer, hereafter referred to as Grantor, in consideration of the sum of One Dollar (\$1.00) and assumption of loan balance _____ DOLLARS, paid to Grantor by John Crosland Company, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot #21, Winding Way, Peppertree Subdivision, Section #1, as shown on a plat dated February 17, 1972, and recorded in the R.M.C. Office of Greenville County in Plat Book 4N at Page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the northwestern side of the right-of-way of Winding Way, a joint corner of Lots #20 and #21; thence along the common boundary of Lots #21, 20 and 19 N. 21-47 W. 163.0 feet to an iron pin; thence N. 74-20 E. 80.2 feet to an iron pin; thence S. 21-47 E. 150.0 feet to a point on the northwestern side of said right-of-way; thence along said right-of-way S. 65-00 W. 80.0 feet to the point of beginning.

This property is subject to the amended Declaration of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. of Greenville County in Deed Book 978 at Page 895, and to any other easements, rights-of-way or restrictions of record, including the 25-foot sanitary sewer right-of-way which traverses the property.

This is the same property conveyed to Grantors by deed dated July 23, 1973, recorded in Deed Book 979 at Page 685.

This property is subject to the mortgage of First Federal Savings & Loan Association recorded in Mortgage Book 1285 at Page 519, which is hereby assumed by Grantee, with an outstanding principal balance of \$32,994.57.

TOGETHER with all and Singular the Rights, Members, Hereditaments 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 Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 10th day of May

1974

Signed, Sealed and Delivered in the Presence of

Suzanne B. Hughes
Sara A. Barfield

Walter M. Greer (Seal)
Lynelle F. Greer (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

10th day of May, 1974

Sara A. Barfield (Seal)
Notary Public for South Carolina

Suzanne B. Hughes

My Commission expires October 19, 1980

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Lynelle F. Greer, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

10th day of May, 1974

Sara A. Barfield (Seal)
Notary Public for South Carolina

Lynelle F. Greer

My Commission expires October 19, 1980

Recorded this MAY 13 1974 day of _____, 19____, at _____ M., No. 28602

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