

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S. C.

VOL 933 PAGE 329

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FEB 5 4 59 PM '74  
DONNIE S. TAYLORSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that John Crosland Company  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Taylors, State of South Carolina, in consideration of Two Thousand Five Hundred and  
No/100 (\$2,500.00) Dollars and assumption of Mortgage ~~XXXXX~~,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto Jerry Julian Wells and Geraldine R. Wells, 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 #134, Winding Way, Peppertree Subdivision, Section II, as shown on plat  
dated June 15, 1972 and recorded in Plat Book 4R at Page 19, and revised by  
plat recorded in Plat Book 4X at Page 3, and having, according to said revised  
plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the southeastern side of the right-of-way of  
Winding Way, the joint corner of Lots #134 and #135; thence along said right-  
of-way S. 38-07 W., 80 feet to a point; thence S. 51-53 E., 125.0 feet to a  
point; thence N. 52-27 E., 80.78 feet to a point; thence N. 51-12 W., 145 feet  
to the point of beginning. — 276 — T 27.1 — 1 — 39

THIS property is subject to the amended declaration of covenants, conditions  
and restrictions recorded in the Office of the R.M.C. for Greenville County,  
South Carolina, in Deed Book 978 at Page 895 and to any other restrictions,  
easements and rights-of-way of record including a five foot drainage and  
utility easement along side and rear lot lines.

THIS being the same property conveyed to the Grantor by deed recorded in Deed  
Book 986 at Page 750 in the Office of the R.M.C. for Greenville County, South  
Carolina.

AS partial consideration for this conveyance, Grantees hereby assume the note  
and mortgage of First Federal Savings & Loan Association, Greenville, South  
Carolina, in the face amount of \$28,500.00, recorded in Mortgage Book 1288 at  
Page 352, the outstanding principal balance of which is \$28,385.07.



Greenville County  
Stamps  
Paid \$ 2.75  
Act No. 360 Sec. 1

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this 5<sup>th</sup> day of February 19 74.

SIGNED, sealed and delivered in the presence of:

John Crosland Company (SEAL)  
A Corporation

*Michael E. Ray*  
Michael E. Ray

By: *James W. Gill*  
~~XXXXX~~ General Manager, Greenville Division  
Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as the grantor'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 5<sup>th</sup> day of February 19 74.  
*Michael E. Ray* (SEAL)

*James W. Gill*

Notary Public for South Carolina,  
My commission expires: 1/12/81

RECORDED this FEB 5 1974 at M., No. 19521

1520

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