

DEED TO REAL ESTATE BY A CORPORATION

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that John Crosland Company  
A Corporation chartered under the laws of the State of North Carolina and having a principal place of business at  
Taylors, State of South Carolina, in consideration of Thirty-Two Thousand Nine  
Hundred Fifty and No/100----- (\$32,950.00)----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto John D. Flanagan and Elizabeth Ann Flanagan, 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 #96, Winding Way, Peppertree Subdivision, Section II, as shown on a  
plat dated June 15, 1972, and recorded in Plat Book 4R at Page 19, and  
revised by a 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 the iron pin located on the northeastern side of the right-of-  
way of Charter Oak Drive, a joint corner of Lots #97 and #96; thence along  
said right-of-way N. 11-32 W. 32.2 feet to an iron pin; thence N. 14-48 W.  
27.8 feet to an iron pin; thence N. 30-36 E. 35.05 feet to an iron pin  
located on the right-of-way of Winding Way; thence along said right-of-way  
N. 76-00 E. 45.0 feet to an iron pin; thence N. 80-06 E. 73.3 feet to an  
iron pin; thence S. 11-32 E. 84.6 feet to an iron pin; thence S. 78-00 W.  
140.0 feet to an iron pin, 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. for Greenville County,  
South Carolina, in Deed Book 978 at Page 895 and to any other restrictions,  
easements and rights-of-way or record, including a five foot drainage and  
utility easement along side and rear lot lines.



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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 26th day of March 1974.

SIGNED, sealed and delivered in the presence of:

*Betty B. Erington*  
*D. Mutt Jolley*

John Crosland Company (SEAL)  
A Corporation  
By: *[Signature]*  
~~XXXXX~~ Vice-President & General Manager  
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 at 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 26th day of March 1974

*Betty B. Erington* (SEAL)

*D. Mutt Jolley*

Notary Public for South Carolina  
My commission expires: 2-18-80

RECORDED this MAR 27 1974 day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. 23933

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