

OCT 31 3 37 PM '75

RECORDED IN DEED BOOK 978 PAGE 626

Vol 1026 No 626

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 Seven Hundred Fifty and
No/100 (\$750.00) and assumption of mortgage----- 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 R. David Kennerly, his heirs and assigns, forever;

ALL that certain piece, parcel or lot of land, with all improvements thereon,
situate, lying and being in the State of South Carolina, County of Greenville
known as Lot No. 126, Charter Oak Drive, Peppertree Subdivision, Section 2,
as shown on a plat recorded in the Office of the R.M.C. for Greenville
County in Plat Book 4R at Page 19, revised by Plat recorded in Plat Book 4X at
Page 3, and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at a point located on the western side of the right-of-way of
Charter Oak Drive, a joint corner of Lots 125 and 126; thence S. 75-12 W.
150.0 feet to a point; thence N. 14-48 W. 80.0 feet to a point; thence
N. 75-12 E. 150.0 feet to a point located on said right-of-way; thence
along said right-of-way S. 14-48 E. 80.0 feet to the point of beginning.

The above property is subject to the Amended Declaration of Covenants,
Conditions and Restrictions dated July 13, 1973, and recorded in the Office
of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and
to any other restrictions, easements and rights-of-way of record, including
a ten foot drainage and utility easement along the rear lot line and five
foot drainage and utility easement along the side lot lines.

As partial consideration for this conveyance, the Grantee hereby assumes the
and agrees to pay the note and mortgage of the Grantor to First Federal
Savings & Loan, dated February 14, 1975, and recorded in the R.M.C. Office
for Greenville County in Mortgage Book 1333 at Page 326, the outstanding
balance of which loan is \$27,877.64.

This is the same property conveyed to the Grantor by deed dated July 24,
1973, and recorded in the Office of the R.M.C. for Greenville County in
Deed Book 979, at Page 763.



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 31st day of October 1975.

SIGNED, sealed and delivered in the presence of:

JOHN CROSLAND COMPANY

(SEAL)

A Corporation
By:

LARRY D. ESTRIDGE, its Attorney-
In-Fact

Secretary

Ernest H. Gorington
Markus H. Parish

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 31st day of October 1975.

Ernest H. Gorington (SEAL)

Markus H. Parish

Notary Public for South Carolina.
My commission expires: 5/14/75

RECORDED this day of OCT 31 1975 at 3:37 P. M. No. 14689

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