

STATE OF SOUTH CAROLINA } COUNTY OF

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-Six Thousand Four Hundred and No/100 (\$36,400.00)-----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 George Smith and Cheryle M. Smith, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 99, Charter Oak Drive, Peppertree Subdivision, Section No. 2, as shown on a plat recorded in the Office of the RMC for Greenville County in Plat Book 4R at Page 19, re-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 eastern side of the right of way of Charter Oak Drive, a joint front corner of Lots 98 and 99; thence N 78-00 E. 140.0 feet to an iron pin; thence S. 11-32 E. 80.0 feet to an iron pin; thence S 78-00 W 140.0 feet to an iron pin; thence along said right of way N 11-32 W 80.0 feet to an iron pin, 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 five foot drainage and utility easement along side and rear lot lines, and a 25 foot sewerage easement, a small portion of which crosses the rear portion of the property.

-276-727.1-1-4

This is the same property conveyed to Grantor by deed recorded in the RMC Office 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 23rd day of June 19 76

SIGNED, sealed and delivered in the presence of:

Anne H. Carrington
William B. Friends

JOHN CROSLAND COMPANY (SEAL)
A Corporation
By: Larry D. Estridge, its Attorney-In-Fact
Secretary

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 23rd day of June 1976
Anne H. Carrington (SEAL) William B. Friends

Notary Public for South Carolina.
My commission expires: 5/14/85

RECORDED this day of JUN 24 1976 19 at 11:15 A. M., No. 33613

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