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State of South Carolina GREENVILLE CO. S. C. TITLE TO REAL ESTATE

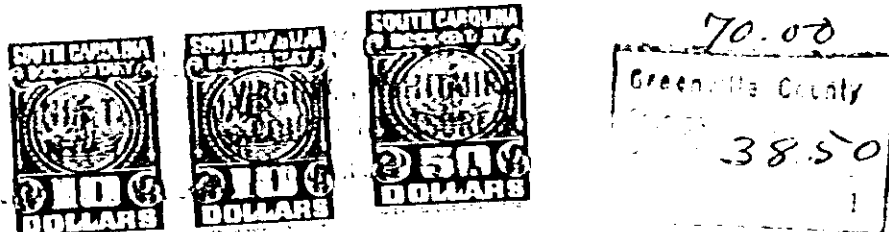
GREENVILLE COUNTY Know All Men by These Presents:

That JOHN CROSLAND COMPANY, hereafter referred to as Grantor, in consideration of the sum of Thirty-Four Thousand Nine Hundred Fifty and No/100 (\$34,950.00) DOLLARS, paid to Grantor by C. A. Keezer, 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

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. 119, Charter Oak Drive, Peppertree Subdivision, Section No. 2 as shown on a plat recorded in the Office of the R.M.C. for Greenville County 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 119 and 120, thence along said right-of-way of Charter Oak Drive S. 11-32 E. 80.0 feet to a point; thence S. 78-28 W. 150.0 feet to a point; thence N. 11-32 W. 80.0 feet to a point; thence N. 78-28 E. 150.0 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 five foot drainage and utility easement along side lot lines and a ten foot drainage and utility easement along the rear portion of said lot.



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 4th day of June, 1975.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Anne H. Cunningham and Sarah A. Barfield.

JOHN CROSLAND COMPANY (Seal)
By: Larry D. Estridge, Esq. Attorney In-Fact (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 4th day of June, 1975. Notary Public for South Carolina. My Commission expires January 1, 1977.

Handwritten signature of Sarah A. Barfield.

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. [Name], 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 [Day] day of [Month], 19[Year]. Notary Public for South Carolina

My Commission expires January 1, 1977. Recorded this [Day] day of JUNE 1975 at 3:46 P.M. No. 28603

Vertical stamp on the right margin: 9352, 4328 RV-2