

KNOW ALL MEN BY THESE PRESENTS, that CHARLES E. STRICKLAND and MARLA L. STRICKLAND

in consideration of THREE THOUSAND SEVEN HUNDRED (\$3,700.00) Dollars,
plus assumption of Mortgage to Cameron Brown Company described herein,
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Russell James Anderau
and Joy Ann Anderau, their successors and assigns forever.

ALL that certain piece, parcel, or lot of land, lying in Greenville County, South Carolina,
being known as Lot 109, Section II, Peppertree Subdivision, as shown on plat of said
Section II recorded in the RMC Office for Greenville County, in Plat Book 4R at Page 19,
as revised by Plat dated October 1, 1976, recorded in Plat Book 5-W at Page 3, and having,
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the eastern side of the right-of-way of Pine Oak Way,
a joint corner of subject property and Lot 110; thence along said right-of-way N.28-29 E.
16.9 feet to an iron pin; thence continuing along said right-of-way and following the
cul-de-sac thereof, the following courses; N. 53-33 E. 21.4 feet to an iron pin, N.38-12
E. 30.0 feet to an iron pin, and N.02-04 E. 30.0 feet to an iron pin; thence N. 28-26 E.
104.72 feet to an iron pin; thence S. 88-11 E. 35.0 feet to an iron pin; thence S. 00-59 E.
214.95 feet to an iron pin; thence N. 72-30 W. 139.9 feet to an iron pin, the point of
beginning.

This property is conveyed subject to the Amended Declaration of Covenants, Conditions and
Restrictions dated July 13, 1973 and recorded in the Office of the RMC for Greenville
County in Deed Book 978 at page 895, and to any other restrictions, easements and rights-
of-way of record, including a 5 foot drainage and utilities easement along each side and
rear lot lines, and a 20 foot right-of-way for a sanitary sewer force main along the rear
lot line.

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The Grantees agree to assume that certain Mortgage from the Grantors herein to Cameron Brown
Company with a remaining principal balance of \$33,363.55, said Mortgage being recorded in the
RMC Office for Greenville County on October 4, 1976 in Mortgage Book 1379 at page 440.

This is the same property conveyed to the Grantor by John Crosland Company by deed recorded
in the RMC Office for Greenville County, South Carolina in Deed Book 1043 at Page 962
dated October 4, 1976.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators
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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of September, 1977.
SIGNED, sealed and delivered in the presence of:
Michael Day (SEAL) *Charles E. Strickland Jr* (SEAL)
Pita M. Powell (SEAL) *Marla L. Strickland* (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named
grantor(s) sign, seal and as the grantor's(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 23rd day of September 1977.
Michael Day (SEAL) *Pita M. Powell*
Notary Public for South Carolina
My commission expires: 11/5/80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the
undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
23rd day of September 1977
Michael Day (SEAL) *Marla L. Strickland*
Notary Public for South Carolina
My commission expires: 11/5/80
Marla L. Strickland

RECORDED this 23 day of SEP 23 1977 at
At 4:00 P.M. (3519)
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