TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S. C.

1006 Pine Oak Way Taylors, S.C. 29687

STATE OF SOUTH CAROLINA COUNTY OF

Aug 9 11 33 AM '78

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DONNIE S. TANKERSLEY R.H.C

KNOW ALL MEN BY THESE PRESENTS, that John Crosland Company A Corporation chartered under the laws of the State of North Carolina State of South Carolina , in consideration of Dollars plus assumption of mortgage -----

and having a principal place of business at Three Thousand (\$3,000.00)

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Robert L. Smith and Carole L. Smith, their heirs and assigns, forever:

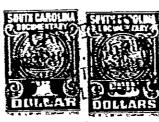
ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 116, Pine Oak Way, Peppertree Subdivision, Section No.2, as shown on a plat recorded in the Office of the R.M.C. for Greenville County in Plat Book 4X at Page 3, as revised by plat recorded in Plat Book 5C at Page 138, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Pine Oak Way, a joint corner of lots nos. 117 and 116; thence along said right-of-way N. 78-48 E. 86.0 feet to an iron pin; thence S. 11-32 E. 140 feet to an iron pin; thence S. 79-05 W. 80 feet to an iron pin; thence S. 77-56 W. 6 feet to an iron pin; thence S. 11-29 E. 139.7 feet to an iron pin the point of beginning. - 276-T27.1-1-21

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 lot line.

This is the same property conveyed to Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 1036 at Page 4.

The consideration of this conveyance consist of \$3,000.00 cash, plus assumption by Grantees of the mortgage granted to Carolina National Mortgage Investment Co., Inc., recorded in Mortgage Book 1327 at Page 79, having an outstanding principal balance of \$32,526.85.



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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 9th day of August SIGNED, sealed and delivered in the presence of:

JOHN CROSLAND COMPANY

(SEAL)

Unne N. Carrie ton

Secretary

A Corporation

STATE OF SOUTH CAROLINA COUNTY OF

PROBATE

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 Ith day of whome

Notary Public for South Carolina, My commission empires: 5

RECORDED this.

August