

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 Thirty Seven Thousand
Five Hundred and No/100 (\$37,500.00)----- 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 Jesse Paul Payne, Jr. and Betty M. Payne, their 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, being known and designated as Lot No. 118, 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 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 118, thence S. 10-15 E.
140.1 feet to an iron pin; thence S. 81-31 W. 82.0 feet to an iron pin
located on the eastern side of the right-of-way of Charter Oak Drive, thence
along said right-of-way N. 11-32 W. 110.0 feet to an iron pin; thence N. 33-
14 E. 35.5 feet to an iron pin; thence N. 78-00 E. 60 feet to the point of
beginning.

118-727.1-1-23

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.

1500

4125



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 26th day of August 19 75

SIGNED, sealed and delivered in the presence of

JOHN CROSLAND COMPANY (SEAL)
A Corporation
By: *[Signature]*
~~XXXX~~ Larry D. Estridge, its Attorney-
In-Fact
Secretary

[Signature]
[Signature]

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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 26th day of August 1975.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/11/85

RECORDED this _____ day of AUG 28 1975 at 11:18 A. M., No. 5381

9308

4328 RV-2