

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 '76

VOL 1040 PAGE 903

DONNIE S. TANKERSLEY
R.M.C.

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 Three Thousand (\$3,000.00)
Dollars plus assumption of mortgage ----- XXXXX

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 - T 27.1 - 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.



Greenville County
Stamps
Paid \$ 3.30
Act No. 380 Sec. 1

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)' 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)' 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 1976.
SIGNED, sealed and delivered in the presence of:

JOHN CROSLAND COMPANY

(SEAL)

A Corporation
By:

Attorney-in-Fact

Secretary

Anne H. Carrington
Sara A. Barfield

STATE OF SOUTH CAROLINA }
COUNTY OF

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 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 9th day of August 1976

Anne H. Carrington (SEAL)

Sara A. Barfield

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

RECORDED this 9th day of August 1976, at 11:33 A/ M., No. 2719

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