

TITLE TO REAL ESTATE BY A CORPORATION

JUL 2 2 40 PM '74

DONNIE S. TANKERSLEY
R.M.C.

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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 Eight Thousand Four
Hundred Fifty and No/100----- (\$38,450.00)-----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 Thomas Norton Todd and Janet Boyden Todd, 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. 120, Charter Oak Drive, Peppertree Sub-
division, Section #2, as shown on a plat of Peppertree, recorded in Plat Book
4X at Page 3, and according to said plat, having the following metes and bounds,
to-wit:

BEGINNING at an iron pin located on the western side of the right-of-way of
Charter Oak Drive, a joint corner of Lot Nos. 121 and 120; thence S. 11-32 E.
80.0 feet to an iron pin; thence S. 78-28 W. 150.0 feet to an iron pin; thence
N. 11-32 W. 80.0 feet to an iron pin; thence N. 78-28 E. 150.0 feet to an iron
pin, the point of beginning.

The above property is subject to the Declaration of Covenants, Conditions and
Restrictions 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.



Greenville County
Stamps
Total \$ 42.35
Act No. 390 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(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 28th day of June 1974.

SIGNED, sealed and delivered in the presence of.

John Crosland Company (SEAL)

A Corporation
By:

Donna J. Nelson

W. O. W. J.
Vice-President

Kuise C. Nelson

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that 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 he, with the
other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of June 1974.

Butler B. Livingston (SEAL)

Donna J. Nelson

Notary Public for South Carolina.
My commission expires: 2-18-80.

RECORDED this _____ day of JUL 2 1974 19 _____ at _____ M., No. 265

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