

FILED GREENVILLE S.C.

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-Six Thousand Eight Hundred Fifty and No/100----- (\$36,850.00)----- 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 Shepard Sewell Averitt/and Summer E. Averitt, 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. 145, Hollow Oak Drive, Peppertree Subdivision, Section No. 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 southern side of the cul-de-sac right-of-way at the end of Hollow Oak Drive, a joint corner of Lots No. 144 and 145; thence N. 73-50 E. 25 feet to a point; thence N. 51-56 E. 30 feet to a point; thence S. 44-00 E. 140 feet to a point; thence S. 66-15 W. 128.6 feet to a point; thence N. 12-00 W. 130 feet to 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. of 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, and approximately half of the width of a 25' sanitary sewer easement which traverses the western portion of the property.

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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 18th day of October 1974.

SIGNED, sealed and delivered in the presence of:

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

[Signature]
[Signature]

STATE OF SOUTH CAROLINA }
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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 18th day of October 1974

[Signature] SEAL: [Signature]

Notary Public for South Carolina.
My commission expires: 10-19-80

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