

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-Four Thousand Nine Hundred Fifty and No/100----- (\$34,950.00)----- 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 William Alton Cooper and Ruth C. Cooper, 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. 124, 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 4R at Page 19, as revised by plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, the following metes and bounds, to-wit:

276-727.1-1-29

BEGINNING at an iron pin located on the western side of the right-of-way of Charter Oak Drive, a joint corner of Lots Nos. 126 and 124, thence along said right-of-way S. 11-32 E. 80 feet to an iron pin; thence S. 78-28 W. 150 feet to an iron pin; thence N. 11-32 W. 80 feet to an iron pin; thence N. 78-28 E. 150 feet to the point of beginning.

The above property is subject to the Amended 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 5' drainage and utility easement along the side lot lines and a 10' drainage and utility easement along the rear portion of said lot.



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38.50

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 31st day of January 19 75

SIGNED, sealed and delivered in the presence of:

Suzanne H. Madden
Donna A. Kerns

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

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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 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 31st day of January 1975

Donna A. Kerns (SEAL)

Suzanne H. Madden

Notary Public for South Carolina.
My commission expires: 11-21-84

RECORDED this day of FEB 4 1975 at 3:51 P. M., No. 18256

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