

TITLE TO REAL ESTATE BY A CORPORATION

MAY 7 4 42 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Vol 1035 no. 941

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
Five Hundred and No/100 (\$36,500.00)----- 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 Rodger Leroy Ryan and Brenda M. Ryan, 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. 213, Winding Way,
Peppertree Subdivision, Section No. 3, as shown on a plat recorded in
the Office of the R.M.C. for Greenville County in Plat Book 4X at Page 4,
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the north side of the right-of-way
of Winding Way, a joint front corner of Lots 212 and 213; thence along
said right-of-way S. 36-14 W. 80.0 feet to an iron pin; thence N. 5-09 W.
140.0 feet to an iron pin; thence N. 86-11 E. 81.4 feet to an iron pin;
thence S. 4-40 E. 140.0 feet to the point of beginning.

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 979 at Page 763.



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 6th day of May 19 76.
SIGNED, sealed and delivered in the presence of:

Donne W. Carrington
Sara A. Barfield

JOHN CROSLAND COMPANY (SEAL)
A Corporation
By: Larry D. Estridge
President
In-Fact
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 6th day of May 19 76.
Donne W. Carrington (SEAL) Sara A. Barfield

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

RECORDED this day of MAY 7 1976 at 4:42 P. M., No. 25572

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