

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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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 SOUTH CAROLINA and having a principal place of business at
Greenville, State of South Carolina, in consideration of
SEVEN THOUSAND SEVEN HUNDRED-NINE AND 84/100 (\$7,709.84) ----- 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

James D. Armstrong and Jane G. Armstrong, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 5, Calico Court, Phase I, Pebble Creek, as shown on plats recorded in the Office of the R.M.C. for Greenville County, in Plat Book 5D at Pages 1, 2, 3, 4 and 5, more specifically described by plat recorded in Plat Book 5I at Page 146.

BEGINNING at a point located on the northern side of the cul-de-sac right-of-way of Calico Court, a joint corner of Lots Nos. 4 and 5; thence along said right-of-way N. 82-54 W. 50 feet to a point; thence N. 14-50 W. 141.13 feet to a point; thence along the southern boundary of Lots 20, 21 and 22, N. 56-26 E. 278.15 feet to a point; thence along the boundaries of Lots 1, 2 and 3, S. 22-49 W. 199 feet to a point; thence along the western boundary of Lot No. 4, S. 31-23 W. 132.3 feet to the point of beginning.

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The grantees, by acceptance of this deed, assume and agree to pay the outstanding balance of the certain mortgage executed by the grantor to First Federal Savings & Loan Association of Greenville, South Carolina, recorded in the R.M.C. Office of Greenville County, South Carolina, on October 13, 1974 in Mortgage Book 1329, at Page 493, and in the original amount of \$51,800.00.

This is the same property conveyed to the grantor by deed of Pebble Creek Development, a partnership, dated April 10, 1974 and recorded in the R.M.C. Office for Greenville County, State of South Carolina in Deed Book 996, at Page 865.



Greenville County
Stamps
Paid \$ 8.80
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 17th day of August 1976.

SIGNED, sealed and delivered in the presence of:

JOHN CROSLAND COMPANY
A Corporation

(SEAL)

Donna A. Kerns
Jane H. Carrington

By: [Signature]
President Attorney-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 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 17th day of August 1976.

Jane H. Carrington (SEAL)

Donna A. Kerns

Notary Public for South Carolina
My commission expires: 5/11/85

RECORDED this day of AUG 18 1976 at 9:25 A.M., No. 4722

0.587

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