

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 13 10 45 AM '76
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 North Carolina and having a principal place of business at
Taylors, State of South Carolina, in consideration of Thirty-Five Thousand
Nine Hundred Fifty and No/100 (\$35,950.00)-----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 C. David Baxter and Evelynline R. Baxter, 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. 98,
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, revised in Plat Book 4X at Page 3, and
having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a point located on the northeast side of the right-of-way
of Charter Oak Drive, a joint corner of Lots 98 and 99; thence along
said right of way, N 11-32 W 80.0 feet to a point; thence N 78-00 E
140.0 feet to an iron pin; thence S 11-32 E 80.0 feet to an iron pin;
thence S 78-00 W 140 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 twenty-five foot sanitary sewer right-of-way,
approximately one-half of the width of which traverses the northern
boundary of the property and a five foot drainage and utility easement
on each side and rear lot lines.

This being the same property heretofore conveyed to the grantor herein
by Brent Corporation on July 25, 1973, and recorded in the Office of
the Register of Mesne Conveyances (RMC) in Deed Book 979 at Page 763.



Greenville County
Stamps
Paid \$ 39.60
Act No. 350 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 10th day of September 1976.
SIGNED, sealed and delivered in the presence of:

Donnie S. Tankersley
Tom Hart

JOHN CROSLAND COMPANY (SEAL)
A Corporation
By: Larry D. Estridge
President Larry D. Estridge, its 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 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 10th day of September 1976. Tom Hart
Donnie S. Tankersley (SEAL)

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

RECORDED this _____ day of SEP 13 1976 19 _____ at 10:45 A. M., No. 7013

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