

Warranty Deed

For Time Consideration See Affidavit
Book 40 Page 39

The State of South Carolina,
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, THAT

William Alton Cooper and Ruth C. Cooper (Grantors)

in the State aforesaid, for and in consideration of the sum of Thirty Five Thousand Nine Hundred Fifty and no/100 (\$35,950.00) Dollars,

to them in hand paid at and before the sealing of these presents by

Barbara W. Neal

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto said Barbara W. Neal (Grantee)

~~xxxxxx~~ and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, the following described property, to wit:

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:

0.1 Acres
S.C. 11

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.

The above described property is the same property conveyed to William Alton Cooper and Ruth C. Cooper by John Crosland Company by Deed dated January 31, 1975 and recorded in Book 1014, Page 181, R.M.C. Office of Greenville County, South Carolina.

GRANTEE hereby specifically assumes the obligation of Grantors for the repayment of the outstanding principal balance of \$32,548.50 due as of June 1, 1977 under a certain Note dated January 31, 1975 which Note is secured by a Mortgage of even date and like amount recorded February 4, 1975 in Book 1332, Page 598 R.M.C. Office of Greenville County, South Carolina, both the Note and Mortgage being modified in certain respects by a Note and Mortgage Modification and Assumption Agreement dated as of the date hereof. Grantors hereby assign and convey to Grantee all of their right, title and interest in and to that certain escrow account maintained by South Carolina National Bank as mortgagee with respect to the aforementioned loan.

PS 11213

GREENVILLE COUNTY DOCUMENTARY TAX 03.95

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