

141.90

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258.00

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Form No. 116—Title to Real Estate by a Corporation

The State of South Carolina,  
County of Lexington

54372



KNOW ALL MEN BY THESE PRESENTS, That

H.C.C. Development, Inc.

in the State aforesaid, for and in consideration of the sum of  
Dollars  
One Hundred Twenty Nine Thousand (\$129,000.00)  
to it in hand paid at and before the sealing of these presents, by Crossland Development Corporation,  
101 Executive Center Drive, Suite 105, Columbia, South Carolina  
in the State aforesaid, (the receipt whereof is hereby acknowledged)  
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said  
Crossland Development Corporation, its successors and assigns:

SEE ATTACHED DESCRIPTION

Tms # 3697-05-10-11

FILED  
Nov 4 9 41 AM '85  
JOANNE B. TRIBBLE  
REC  
LEXINGTON COUNTY

LEXINGTON COUNTY  
DOCUMENTARY TAX  
PAID \$ 141.90  
MARJORIE H. SHARPE  
Treasurer

031951  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
NOV-4'85 STAMP TAX 258.00  
PB.11329

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TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Crossland Development Corporation, its successors ~~Herein~~ and Assigns forever.

And the said H.C.C. Development, Inc. does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said Crossland Development Corporation, its successors ~~Herein~~ and Assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF H.C.C. Development, Inc. has caused

these presents to be executed in its name by Donald G. Coker its

President, and by (Insert name of Secretary or Treasurer) its

and its corporate seal to be hereto affixed this 29<sup>th</sup> day of October  
in the year of our Lord, one thousand nine hundred and Eighty Five, and in the two  
hundred and Tenth year of the Sovereignty and Independence of the United  
States of America.

Signed, Sealed and Delivered  
in Presence of

*John G. Gledhill*  
Witness  
*Delia H. Matthews*  
Witness

H.C.C. Development, Inc. (Seal)  
By *Donald G. Coker*  
Donald G. Coker President.  
Secretary or Treasurer.

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The State of South Carolina,

COUNTY OF Clarendon

PERSONALLY appeared before me J. B. Hedding (Insert name of Witness)

who, in oath, says that he saw the within-named H.C.C. Development, Inc. (Insert name of Corporation)

by Donald G. Coker (Insert name of President or Vice-President)

its

President and

its

(Insert name of Secretary or Treasurer)

sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that he with Deborah H. Matthews (Insert name of other Witness) witnessed the

execution thereof.

J. B. Hedding (Witness)

SWORN to before me, this 28<sup>th</sup> day of October, A. D. 19 85

Deborah H. Matthews (Seal)  
Notary Public, S. C.

DESCRIPTION

HCC Development, Inc. to Crossland Development Corporation

All that certain piece, parcel or lot of land, situate, lying and being on the North side of Bush River Road, in the County of Lexington, State of South Carolina, approximately three (3) miles Northwest of Columbia, South Carolina, more particularly shown on a plat prepared for Reinhard Dems and Irena Anna Dems by McMillan Engineering Company, dated June 26, 1967; said lot having the following boundaries and measurements, to wit: On the North by other property of Reinhard Dems and Irena Anna Dems whereon it measures One Hundred Twenty Five and Two-Tenths (125.2') feet; On the East by property now or formerly of D. M. Wilson, whereon it measures One Hundred and Seven-Tenths (100.7') feet; On the South by property now or formerly of D. M. Wilson, whereon it measures One Hundred Twenty Five and Eight-Tenths (125.8') feet; and on the West by a Twenty (20') foot right of way as shown on said plat, whereon it measures Ninety Four (94') feet; be all measurements a little more or less.

Said premises having been conveyed to HCC Development, Inc. by deed of William C. Padget dated 7 October 1983, recorded in the Office of the R.M.C. of Lexington County in Deed Book 611, at Page 101.

ALSO:

An easement of ingress and egress over and along a strip of land adjoining and abutting the above described property as its Western border; said strip measuring 20.6 feet on its Northern and Southern sides; 94 feet on its Western side as shown on a plat prepared for Reinhard Dems and Irena Anna Dems by McMillan Engineering Company dated 26 June 1967. Said easement being appurtenant to and running with the land and having one of its termini on the above described property.

Said easement having been conveyed to HCC Development, Inc. by deed of William C. Padget dated 7 October 1983 recorded in the Office of the R.M.C. of Lexington County in Deed Book 611, at Page 101.

ALSO:

All that piece, parcel or tract of land lying, being and situate near the Bush River Road, in the County of Lexington, State of South Carolina, in School District No. 5, being 1.26 acres as shown as Parcel 1 on a plat surveyed for H.V. Sandifer and Vienna S. Sandifer by Arthur J. Weed (said plat also showing Parcel 2 of the Estate of Peter B. Sandifer), recorded in the R.M.C. Office of Lexington County in Plat Book 187-7 at Page 125; said tract being generally bounded as follows: On the North by property now or formerly of the S. C. Education Commission; On the East by Parcel 2; On the South by property now or formerly of Paul M. Thomas and Lindsey P. Boozer, and on the West by Sherwood Park Subdivision; said Plat being incorporated herein by reference.

Said premises having been conveyed to H.C.C. Development, Inc. by deed of H. B. Sandifer and Vienna S. Sandifer dated 15 September 1983, recorded in the Office of the R.M.C. of Lexington County in Deed Book 614, at Page 157.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being to the North of Bush River Road near Sherwood Park Subdivision in Lexington County, South Carolina and being shown and delineated as Parcel 2, 1.38 acres, on a plat of lots surveyed for H. V. Sandifer, Vienna S. Sandifer and Estate of Peter B. Sandifer by Arthur J. Weed, R.L.S., dated July 18, 1973, and recorded in Plat Book 187 G at Page 125 in the R.M.C. Office for Lexington County, South Carolina and having such metes and bounds as are shown on said Plat.

Said premises having been conveyed to H.C.C. Development, Inc. by deed of The Citizens and Southern National Bank of South Carolina as Trustee under the Will of Peter B. Sandifer dated 22 August 1983, recorded in the Office of the R.M.C. of Lexington County in Deed Book 614, at Page 160.

ALSO:

That certain easement of right of way for ingress and egress extending over and along a strip of land extending from Bush River Road in a Northerly direction adjacent to the tract of land herein immediately above described. Said easement of access measuring approximately 17 feet on its Northern and Southern boundaries and 299.6 feet, more or less, on its Eastern and Western boundaries.

Said easement of right of way having been conveyed to H.C.C. Development, Inc. by deed of The Citizens and Southern National Bank dated 22 August 1983, and by deed of H. B. Sandifer and Vienna S. Sandifer dated 15 September 1983 as hereinabove referred to. 587156

ALSO:

A perpetual right of way and easement over a strip of land measuring 15 feet in width that is to say 7½ feet on either side of the center line thereof for the construction of a burm ditch for drainage extending from the Southwestern corner of a 7.25 acre tract designated as Tract "A" and "B" on a Plat made by Dewey H. Campbell, R.L.S., dated 21 March 1968, proceeding Northwest along the property line of the South Carolina Educational Association 200 feet and connecting with the existing drainage ditches located upon the property of the South Carolina Educational Association.

Said easement having been conveyed to H.C.C. Development, Inc. by the South Carolina Educational Association dated 10 February 1984, recorded in the Office of the R.M.C. of Lexington County in Deed Book 637, at Page 111.