

RECORDING GREENVILLE CO. S.C. FILED 5-34-00 PAID \$ 2.25 8 4 23 PM '70 Form FHA-SC 427-3 (6-17-69)

RAINEY, FANT & MCKAY, ATTY Position 5

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UNITED STATES DEPARTMENT OF AGRICULTURE FARMERS HOME ADMINISTRATION Columbia, South Carolina

OLLIE FARNSWORTH R.M.C. 635

205 Cheyenne Drive Rt. 3 Simpsonville, S.C. 29681

WARRANTY DEED (Jointly for Life With Remainder to Survivor) (FOR PURCHASE)

THIS WARRANTY DEED, made this 6th day of July, 1970, between Builders & Developers, Inc.

of Greenville County, State of South Carolina, Grantor(s);

and Calvin M. Simpson and Carolyn L. Simpson

of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Sixteen Thousand, Six Hundred and No/100 Dollars (\$ 16,600.00 ),

to it in hand paid by the Grantee(s) and for other good and valuable consideration, the receipt

whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion- and right of reversion, the following described land, lying and being in the County of Greenville State of South Carolina, to-wit:

GMS CR 8

ALL that lot of land with the buildings and improvements thereon situate on the east side of Cheyenne Drive, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 75 on Plat of Section 1 of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Cheyenne Drive at the corner of Lots 74 and 75 and runs thence along the line of Lot 74 N. 64-55 E. 169.4 feet to an iron pin; thence along the line of Lot 58 N. 17-01 W. 100 feet to an iron pin; thence along the line of Lot 76 S. 66-12 W. 181.4 feet to an iron pin on the east side of Cheyenne Drive; thence along Cheyenne Drive S. 23-50 E. 100 feet to the beginning corner.

This Conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property, and also subject to a ten (10) feet drainage easement running through said property as shown on said plat referred to above.

The Grantees are to pay 1970 Taxes.

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