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GREENVILLE CO. S. C.

Position 5

1 hall VOL 904 PAGE 362

Form FHA-SC 427.3 (Rev. 4-23-70)

OLLIE FORTSWORTH
R. M. C.

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

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

THIS WARRANTY DEED, made this 8th day of December, 19 70,
between David H. Garrett
of Greenville County, State of South Carolina, Grantor(s);
and Willie J. Boyd and Sadie M. Boyd
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 and Five Hundred Dollars (\$ 16,500.00),

to me 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, the following described land, lying and being in the County of Greenville, State of South Carolina, to-wit:

ALL that piece, parcel or lot of land with the Improvements thereon in the County of Greenville, State of South Carolina, or to be erected thereon about one mile Northeast of the Town of Fountain Inn, Fairview Township, in the Subdivision known as Friendship Heights in the original Subdivision prepared by W. N. Willis on May 30, 1960 and noted in Plat Book RR at Page 159, as Lot 44 in Block A, but now on a Plat of the property of David H. Garrett as Lot 44, Friendship Heights by John E. Woods, Land Surveyor, dated November 27, 1970, and being more particularly described thereon by metes and bounds as follows:

BEGINNING at an iron pin on Hellams Street (Formerly Fork Road) joint corner of Lots No. 44 and 45 and running thence S. 29-47 W. 80.0 feet along said Street to an iron pin, being joint corner of Lots No. 44 and 43; thence N. 61-00 W. 171.7 feet to an iron pin, rear corner of Lots No. 43 and No. 44; thence N. 29-00 E., 80 Feet to an iron pin, joint corner of Lots No. 45 and 44; thence S. 61-00 E. 172.8 feet to the point of beginning.

THIS Lot is shown on Block Book as being in Tax District 699-360-1-73. Being one of the Lots conveyed to the Grantor by Billie C. Patton as noted in Deed Volume 801 at Page 223, Office of the R. M. C. for Greenville County. This property is subject to all Rights of Way and Easements of record and of any nature.

699-360-1-73

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(Continued on Next Page)