

Form 427-3 (Rev. 4-23-70) JAN 12 12 33 PM '71 OLLIE FARNSWORTH 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)

106 S. Sherondale Lane Westwood Simpsonville, S.C. 29881

THIS WARRANTY DEED, made this 8th day of January, 1971, between Builders & Developers, Inc. of Greenville County, State of South Carolina, Grantor(s); and James E. Smith and Linda T. Smith of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Two Thousand, Five Hundred and No/100 Dollars (\$ 2,500.00),

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

ALL that lot of land with the buildings and improvements thereon situate on the west side of Sherondale Lane, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina being shown as Lot 123 on Plat of Section II, Sheet No. 1 of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Sherondale Lane at the joint corner of Lots 122 and 123 and runs thence along the line of Lot 122 N. 82-42 W. 150 feet to an iron pin; thence S. 7-18 W. 80 feet to an iron pin; thence along the line of Lot 124 S. 82-42 E. 150 feet to an iron pin on the west side of Sherondale Lane; thence along Sherondale Lane N. 7-18 E. 80 feet to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property.

The Grantees are to pay 1971 Taxes.

15-1-74-1-572-662