

Form FHA-SC-427-3 (Rev. 4-23-70)

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

FILED
GREENVILLE: CO. S.C.

FEB 16 4 32 PM '71
WARRANTY DEED
(Jointly for Life With Remainder to Survivor)
OLLIE FARNSWORTH (FOR PURCHASE)
R.M.C.

*310 Seminole Drive
Westwood
Simpsonville S.C. 29681*

THIS WARRANTY DEED, made this 12th day of February, 19 71,
between Builders & Developers, Inc.
of Greenville County, State of South Carolina, Grantor(s);
and Wayne D. Epps and Kathleen W. Epps
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, he S granted, bargained, sold and conveyed and by these presents do es
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 southwest side of Seminole Drive, near the Town of Simpsonville,
Austin Township, Greenville County, South Carolina, being shown as Lot
120 on Plat of Section II, Sheet No. I, 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 southwest side of Seminole Drive at the
joint corner of Lots 119 and 120 and runs thence along the line of Lot
119 S. 59-28 W. 139.8 feet to an iron pin; thence S. 7-18 W. 50 feet to
an iron pin; thence along the line of Lot 121 N. 83-37 E. 169.2 feet to
an iron pin on the southwest side of Seminole Drive; thence along Seminole
Drive N. 20-06 W. 78.1 feet to an iron pin; thence continuing along
Seminole Drive N. 26-47 W. 32 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.

The Grantees are to pay 1971 Taxes. *299-574.7-1-60*

(Continued on Next Page)