

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

Grantor to pay 1975 Greenville County and Simpsonville Taxes.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned 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 it <sup>es</sup> do hereby bind itself, and its successors ~~to~~ to warrant and forever defend all and singular the said premises unto the said Ricky S. Banks and Debra E. Banks 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, against it and its successors ~~to~~ and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the Grantor(s) ha<sup>s</sup> hereunto set its hand(s) and seaK(s), the day and year first above written.

ARTISTIC BUILDERS, INC.

BY: Larry Gibson (SEAL)

And: \_\_\_\_\_ (SEAL)

Signed, sealed and delivered in the presence of [Signature]

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me James E. Stewart, who being duly sworn, says that he saw the within named Larry Gibson as President ~~and~~ of Artistic Builders, Inc. a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation, ~~and~~ deliver the foregoing instrument for the purpose therein mentioned, and that he with Patrick C. Fant, Jr. witnessed the execution thereof.

Sworn to before me this 22nd day of August, 1975.

[Signature]  
Witness

[Signature]  
Notary Public For South Carolina  
My Commission expires on \_\_\_\_\_ date

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