

SPECIAL WARRANTY DEED
GREENVILLE CO. S. C.

COMMONWEALTH OF PENNSYLVANIA Dec 16 4 34 PM '75
COUNTY OF PHILADELPHIA DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS: That THE OXFORD FINANCE COMPANIES, INC., hereinafter known as Grantor, a Pennsylvania corporation, with its principal office at 6701 North Broad Street, Philadelphia, Pennsylvania, in consideration of the sum of FIVE THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$5,800.00), to it in hand paid, does hereby grant, bargain, sell, warrant and convey unto ELLEN BUCKNER, Greenville, her heirs and assigns, forever, of the County of Greenville, State of South Carolina, hereinafter known as Grantee, all that certain real property located in the County of Greenville, State of South Carolina, more fully described as follows:

ALL that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, and in the Town of Fountain Inn, with the following metes and bounds, to-wit:

BEGINNING at a point, being the back corner of Sara M. Layton lot and on a 10 foot alley, and running thence with the back line of the said Layton Lot South 57-45 West 70 feet to back corner of Gault lot, formerly Charles Cox; thence in a Southeasterly direction South 32-15 East 165 feet to a point on the Northwestern edge of a 12 foot alley, corner with lot recently purchased by J. Austin Gault & Vada P. Gault (Book 679, Page 276); thence with the Northwestern edge of said 12 foot alley North 32-45 East 75 feet, more or less, to a point, joint corner with other land of the Grantor; thence with the joint line of other land of the Grantor North 32-15 West 132 feet, more or less, to the point of beginning, and bounded by Lot of Sara M. Layton, a 10 foot alley, Lots of Gault, a 12 foot alley, lands of T. H. Taylor across said alley, and other lands of the Grantor.

BEING the same property as conveyed to The Oxford Finance Companies, Inc., by Deed dated Sept. 26, 1974 from Frank P. McGowan, Jr., as Master in Equity for Greenville County, State of South Carolina and duly recorded in the County Clerk's Office in Volume 1007, Page 372&c, Filed September 26, 1974 of Greenville County, South Carolina.

TOGETHER with all and singular the rights, privileges, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. — 699-347-1-9.3 NOTED

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee and her heirs and assigns forever, in fee simple. And the Grantor does bind itself, and its assigns to warrant and forever defend all and singular the said premises unto the said Grantee against her and her heirs and assigns, and any person claiming by or through the said Grantor to the said property, or any part thereof, except as to any advalorem taxes thereon.

IN WITNESS WHEREOF, THE OXFORD FINANCE COMPANIES, INC. has caused this instrument to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, this 8th day of December, 1975.

WITNESSED:

[Handwritten signatures]

Sincerely,

THE OXFORD FINANCE COMPANIES, INC.

BY: *[Signature]*
SANFORD C. CASSELL, VICE PRESIDENT

ATTEST: *[Signature]*
GERARD J. LEIMKUEHLER, JR.,
ASSISTANT SECRETARY

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