

GREENVILLE CO. S. C.

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Form FHA-SC-427-3
(Rev. 4-30-71)

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

103 YELLOW WOOD COURT
SIMPSONVILLE, S.C.
29681

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

09126.150

3.00 AS

THIS WARRANTY DEED, made this 15th day of OCTOBER, 1976,

between ARTISTIC BUILDERS, INC.,

of PICKENS County, State of SOUTH CAROLINA, Grantor(s);

and ROGER DWAYNE WHITFIELD AND PAULA V. WHITFIELD

of GREENVILLE County, State of SOUTH CAROLINA, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of TWENTY THREE THOUSAND
EIGHT HUNDRED AND NO/100 Dollars (\$ 23,800.00),

to GRANTOR in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, have

granted, bargained, sold and conveyed and by these presents do HEREBY 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, TO-
GETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE EASTERN
SIDE OF YELLOW WOOD COURT IN THE TOWN OF SIMPSONVILLE, GREENVILLE COUNTY, SOUTH CAROLINA,
BEING SHOWN AND DESIGNATED AS LOT NO. 638 ON SHEET NO.1 OF WESTWOOD, SECTION VI, MADE BY
PIEDMONT ENGINEERS AND ARCHITECTS & PLANNERS, DATED NOVEMBER 18, 1974, RECORDED IN THE RMC
OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 4-X, PAGE 100, AND HAVING
ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERN SIDE OF YELLOW WOOD COURT AT THE JOINT
FRONT CORNERS OF LOTS NOS. 637 AND 638 OF SECTION VI AND RUNNING THENCE ALONG THE COMMON
LINE OF SAID LOTS, N. 89-51 E., 154.9 FEET TO AN IRON PIN: THENCE N. 7-29 W., 100 FEET TO
AN IRON PIN AT THE JOINT REAR CORNERS OF LOTS NOS. 638 AND 639; THENCE WITH THE COMMON LINE
OF SAID LOTS, S. 83-11 W., 140 FEET TO AN IRON PIN ON YELLOW WOOD COURT: THENCE ALONG THE
SOUTHEASTERN SIDE OF YELLOW WOOD COURT, S. 2-00 W., 83 FEET TO AN IRON PIN, THE POINT OF
BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS THE SAME CONVEYED TO ARTISTIC BUILDERS, INC., BY
DEED OF BUILDERS & DEVELOPERS, INC., RECORDED OCTOBER 15, 1976, IN DEED BOOK 1044 AT
PAGE 634, AND IS HEREBY CONVEYED SUBJECT TO RIGHTS OF WAY, EASEMENTS, CONDITIONS,
ROADWAYS, RESTRICTIONS COVENANTS AND SETBACK LINES APPEARING OF RECORD AND ACTUALLY EXIST-
ING ON THE GROUND AFFECTING THE PROPERTY.

THE GRANTEEES HEREIN AGREE AND ASSUME TO PAY GREENVILLE COUNTY AND TOWN OF SIMPSONVILLE
PROPERTY TAXES FOR THE TAX YEAR 1977 AND SUBSEQUENT YEARS.

574.8
FHA-SC 427-3 (Rev. 4-30-71)

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