

1303 Yellow Wood Dr.
Simpsonville, S.C.

FANT & FANT, ATTYS.
Position 5

Vol 1046 Page 426

Form FHA-SC-427-3 FILED UNITED STATES DEPARTMENT OF AGRICULTURE
(Rev. 4-30-71) GREENVILLE CO. S. C. FARMERS HOME ADMINISTRATION
Columbia, South Carolina

Nov 18 3 43 PM '76
WARRANTY DEED
BONNIE S. TANKERS (Jointly for Life With Remainder to Survivor)
R.M.C. (FOR PURCHASE)

1776
250 AS

THIS WARRANTY DEED, made this 18th day of November, 1976,
between Artistic Builders, Inc.
of Pickens County, State of South Carolina, Grantor(s);
and Timothy G. Duncan and Nancy H. Duncan
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 it in hand paid by the Grantee(s), 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: - 899 - 574.13 - 1 - 89

ALL that certain piece, parcel or lot of land, situate, lying and being
in the State of South Carolina, County of Greenville, in the Town of
Simpsonville, Austin Township, being known and designated as Lot 776,
on the North side of Yellow Wood Drive, Westwood Subdivision, Section VI
Sheet 1 of 2, made by Piedmont Engineers and Architects, and recorded
in the RMC Office for Greenville County, South Carolina in Plat Book
4-X at Page 100, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the North side of Yellow Wood Drive at the
joint corner of Lots 775 and 776 and runs thence along the line of Lot 775,
N. 5-23 E. 175.45 feet to an iron pin; thence N. 79-07 W. 10 feet to an
iron pin; thence S. 58-43 W. 100.3 feet to an iron pin; thence along the
line of Lot 777, S. 5-00 W. 125 feet to an iron pin on the North side of
Yellow Wood Drive; thence with the curve of said Drive (the chord being
N. 89-45 E. 48.76 feet) to an iron pin; thence continuing with the
curve of said Drive (the chord being W. 87-59 E. 23.7 feet) to the begin-
ning corner.

THIS being the same property conveyed to the grantor herein by deed of
Builders & Developers, Inc., dated Nov. 17, 1976, to be recorded herewith.
THIS conveyance is subject to all restrictions recorded in the RMC Office
for Greenville County, S.C. in Deed Book 1013 at Page 61.

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

574.9, 10

0426

4328 RV-2