

Cr. 1, Jarrard Rd., Bozard  
Marietta, SC

Position 5

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FILED UNITED STATES DEPARTMENT OF AGRICULTURE  
GREENVILLE CO. S.C. FARMERS HOME ADMINISTRATION  
Form FHA-SC 427-4  
(Rev. 3-8-72)

DEC 10 10 07 AM '76  
DONNIE S. TANKERSLEY (FOR TRANSFER)  
R.H.C.

THIS WARRANTY DEED, made this 7th day of December, 1976

between Hobart Junior Phillips and Jessie P. Phillips

of Greenville County, State of South Carolina, Grantor(s);

and Tony D. Coggins and Patricia M. Coggins

of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of One and no/100

Dollars (\$ 1.00).

and assumption of mortgage as set out below;

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

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:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 74 on a plat entitled "Addition to Silver Shoals" dated July 5, 1971, prepared by Webb Surveying and Mapping Company, recorded in the RMC Office for Greenville County in Plat Book UUU at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

- 369 - 524.4 - 1 - 7.3

Beginning at an iron pin on the south side of Jarrard Drive at the joint front corner of Lots 73 and 74 and running thence along Jarrard Drive, S. 77-13 E. 115.3 feet to an iron pin at the intersection of Jarrard Drive and U. S. Hwy. No. 276; thence with the curve of said intersection (the chord being S. 25-53 E. 28.2 feet) to an iron pin on the northwestern side of U. S. Hwy. No. 276; thence with said Highway, S. 39-25 W. 306.6 feet to an iron pin; thence N. 49-00 W. 87.8 feet to an iron pin at the joint rear corner of Lots 73 and 74; thence with the common line of said Lots, N. 30-37 E. 268.5 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as that conveyed to the Grantors herein by deed from Marion Phillips and Carolyn Phillips recorded in the RMC Office for Greenville County in Deed Book 1011 at Page 469 on December 9, 1974.

The mailing address of the Grantees herein is Route 1, Jarrard Road, Marietta, S. C.

524.4 - 1 - 7.3

FHA-SC 427-4 (Rev. 3-8-72)

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