

✓ 200 Larchwood Dr
Simpsonville SC

FILED
GREENVILLE CO. S.C.
Position 5

VCL 1058 PAGE 302

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

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
Columbia, South Carolina
Purchasers' Address: 220 Larchwood Drive, Simpsonville, S. C. 29681

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

THIS WARRANTY DEED, made this 3rd day of June, 1977,

between ARTISTIC BUILDERS, INC.

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

and FREDERICK T. ROUSER, JR. and LINDA F. ROUSER

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

WITNESSETH: That the said grantor(s) for and in consideration of the sum of

----- TWENTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 ----- Dollars (\$ 24,400.00),

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 .ES 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 certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 744, Sheet 2, Section VI of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 5P at page 35 in the RMC Office for Greenville County South Carolina. Reference is hereby made to said plat for a more particular description.

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This conveyance is made subject to the restrictive covenants affecting Section VI, Sheet 2 of WESTWOOD Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1039 at page 42.

This conveyance is also made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above described property.

This is the same property conveyed to the grantor herein by deed of Builders & Developers, Inc., of even date to be recorded, and a portion of the same property conveyed to Builders & Developers, Inc., by deed of Alender M. Hughes, Jr., dated April 8, 1972, recorded April 10, 1972 in the RMC Office for Greenville County in Deed Volume 940 at page 493.

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