

269 Crepe Myrtle Ct.
Greenville, SC

FILED
GREENVILLE CO. S.C.

VOL 1059 PAGE 269

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Administrator of Small Business Administration, an Agency of the United States of America in consideration of the sum of Thirty Five Thousand and no/100 Dollars (\$35,000.00) to it in hand paid by Randolph W. Hunter and G. Maurice Ashmore, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Randolph W. Hunter and G. Maurice Ashmore, their heirs and assigns forever, the following land, to-wit:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, and having according to a plat of the property of W. P. Davis, prepared by J. D. Calmes, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Laurens Road, which iron is 250 feet from an iron pin in the southwest corner of the intersection of Laurens Road with Edaugh Avenue, and running thence S. 31-22 W. 103.0 feet to an iron pin; thence N. 54-17 W. 60.2 feet to an iron pin; thence N. 31-22 N. 98.3 feet to an iron pin on the southwesterly side of Laurens Road; thence along the southwesterly side of Laurens Road, S. 58-38 E. 60.0 feet to an iron pin, the point of beginning.

Grantor has derived its title from the Master-in-Equity for Greenville County, South Carolina, by deed recorded in the Office of the R.M.C. for Greenville County, South Carolina, on June 24, 1976, in Deed Book 1038 at page 540.

TO HAVE AND TO HOLD the same unto the said Randolph W. Hunter and G. Maurice Ashmore in fee simple.

SMALL BUSINESS ADMINISTRATION does hereby covenant with the said Randolph W. Hunter and G. Maurice Ashmore that at the time of the delivery of this deed the premises were free from all encumbrances made by Small Business Administration and it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, the Administrator of Small Business Administration, an Agency of the United States of America, causes these presents to be executed this 21st day of April, 1977, by C. B. Wiley, Acting Chief, Portfolio Management Division, Columbia District Office, 1801 Assembly Street,

21 APR 1977

WCM

3 5 2 6 0

4328 RV-2