

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 14 3 22 PM '77

JOHNNIE S. TANKERSLEY
R.M.C.

GRANTEES' ADDRESS:

P. O. Box 475
Mauldin, S. C. 29662

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KNOW ALL MEN BY THESE PRESENTS, that UNITED FEDERAL SAVINGS & LOAN ASSOCIATION

A Corporation chartered under the laws of the State of United States of America and having a principal place of business at Fountain Inn, State of South Carolina, in consideration of ---THIRTY-SIX THOUSAND SEVEN HUNDRED & 00/100 (\$36,700.00)----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JAMES MICHAEL GARRETT AND CAROLYN S. GARRETT, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, on the edge of the circular turnaround at the terminus of Tollgate Court, and being shown and designated as Lot No. 33 on a plat entitled "The Cedars", dated November 21, 1974, recorded in Plat Book 4-X, Page 93, and being described, according to said plat, as follows, to wit:

BEGINNING at an iron pin on the edge of the circular turnaround at the terminus of Tollgate Court, at the joint front corner with Lot 32, and running thence with the joint line with Lot 32, S. 85-30 W., 149.3 feet to an iron pin on the line of property now or formerly of Coleman; thence with said Coleman line, N. 15-09 W., 107 feet to an iron pin at the joint line with property now or formerly of Gresham and Howard; thence with said Gresham and Howard line, N. 69-17 E., 79.6 feet to an iron pin at the joint rear corner with Lot 34; thence with the line of Lot 34, S. 56-42 E., 151 feet to an iron pin on the edge of Tollgate Court; thence with the circular turnaround of Tollgate Court, the chord of which is S. 44-24 W., 25 feet to an iron pin; thence S. 18-24 W., 20 feet to the point of beginning.

Being the same property conveyed to United Federal Savings & Loan Association by deed of Frank P. McGowan, Jr., Master, Greenville County, recorded on December 10, 1976, in Deed Book 1047, Page 690, R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

It is understood and agreed that the Seller did not construct or build any portion of the subject premises and does not warrant the workmanship or the materials therein. The property and all improvements thereon are being sold in its present condition and Seller does not guarantee the house or any fixtures attached thereon. It is also understood that there are no expressed or implied warranties running from the Seller to Purchaser and Seller hereby expressly waives any such warranties or guarantees that might be given under the common or statutory laws of this State.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 13th day of October 19 77.

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

UNITED FEDERAL SAVINGS & LOAN ASSOCIATION (SEAL)

A Corporation

By:

[Signature]
President Stanley L. Johnson
[Signature]
Secretary J. Gary Wilson, Exec. Vice President

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13th day of October 19 77.

[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires: 2/28/83

RECORDED this day of OCT 14 1977 at 3:22 P. M., No. 11857

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