

Position 5

*Rt 1, Carriage Drive  
Travelers Rest, S.C.*

FILED  
GREENVILLE GO. S. C.  
Form FHA-SC 427-4 (Rev. 3-8-72)  
JUN 22 10 58 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

UNITED STATES DEPARTMENT OF AGRICULTURE  
FARMERS HOME ADMINISTRATION

VOL 1105 PAGE 297

WARRANTY DEED

(Jointly for Life With Remainder to Survivor)  
(FOR TRANSFER)

THIS WARRANTY DEED, made this 15th day of June, 19 79

between THOMAS L. PHILBECK and SHARON D. PHILBECK

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

and GLADYS S. MERRITT

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

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Twenty-six Thousand Two Hundred Eighty-eight and 17/100ths Dollars (\$ 26,288.17 ).

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 THE PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF CARRIAGE DRIVE, IN GREENVILLE COUNTY, SOUTH CAROLINA, NEAR TRAVELERS REST, BEING SHOWN AND DESIGNATED AS LOT NO. 46 ON A PLAT OF COACHMAN ESTATES, SECTION 2, MADE BY CAMPBELL & CLARKSON, SURVEYORS, DATED FEBRUARY 4, 1972, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S. C., IN PLAT BOOK 4-R AT PAGE 29, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERN SIDE OF CARRIAGE DRIVE AT THE JOINT FRONT CORNERS OF LOTS NOS. 46 AND 47; AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS, N. 2-32 E., 150 FEET TO A POINT; THENCE N. 87-28 W., 80 FEET TO A POINT; THENCE ALONG THE LINE OF LOT NO. 45, S. 2-32 W., 150 FEET TO A POINT ON CARRIAGE DRIVE; THENCE WITH THE NORTHERN SIDE OF CARRIAGE DRIVE, S. 87-28 E., 80 FEET TO THE POINT OF BEGINNING.

THE ABOVE PROPERTY IS THE SAME CONVEYED TO THE GRANTORS BY DEED OF BRUCE A. BETZER AND BARBARA G. BETZER, RECORDED JULY 26, 1978 IN DEED BOOK 1083, PAGE 891, AND IS HEREBY CONVEYED SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONDITIONS, PUBLIC ROADS AND RESTRICTIVE COVENANTS RESERVED ON PLATS AND OTHER INSTRUMENTS OF PUBLIC RECORD AND ACTUALLY EXISTING ON THE GROUND AFFECTING SAID PROPERTY.

THE GRANTEE AGREES TO PAY GREENVILLE COUNTY PROPERTY TAXES FOR THE TAX YEAR 1979 AND SUBSEQUENT YEARS.

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

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