

GRANITE ADDRESS: P. O. Box 10292, P.S., Greenville, S. C. 29603

TITLE TO REAL ESTATE BY A CORPORATION

VOL 1197 PAGE 57

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

GREENVILLE FILED
SEP 23 12 51 PM '83
JOHN

KNOW ALL MEN BY THESE PRESENTS, that U. S. RETIREMENT CORPORATION
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of

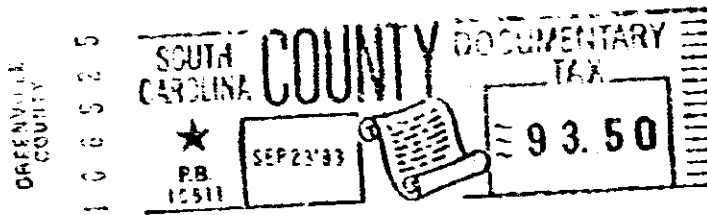
Eighty Five Thousand & 00/100 ----- (\$85,000.00) Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto John A. Messer, Jr. and Winifred N. Messer, their heirs and assigns, forever:

All that certain piece, parcel or lot of land known and designated as Lot No. 3,
on Sandpiper Way, Phase I, Swansgate, as shown on the plat of Swansgate prepared
by W. R. Williams, Jr., surveyor, recorded in the office of the RMC for Greenville
County, S. C. in Plat Book 9W at pages 13 and 14, amended by survey recorded in
Plat Book 9W at page 25, and having the metes and bounds shown thereon.

This conveyance is made subject to easements, restrictions and other encumbrances
of record, including the Protective Covenants, Restrictions and Easements for
Swansgate Subdivision, Greenville County, South Carolina recorded in Deed Book 1193 at
page 306 and amended by instrument recorded in Deed Book 1194 at page 887.

Being the same property conveyed to Grantor herein by Deed of American Service
Corporation of S. C. dated April 18, 1983 and recorded April 25, 1983 in Deed
Book 1187 at page 49, office of the RMC for Greenville County, S. C.

14(500) 220-1-22



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 15th day of September 19 83

SIGNED, sealed and delivered in the presence of.

U. S. Retirement Corporation (SEAL)
A Corporation

Oliver B. Harris
Edna L. Vaughan

By: *Eric M. Stafford*
Vice President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 15th day of September 19 83

Oliver B. Harris (SEAL)

Edna L. Vaughan

Notary Public for South Carolina
My commission expires: 12/1/92

RECORDED this 23 day of September 19 83, at 12:51 P.M., No. 9546

0057

9328-11-21