

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Route 1, Box 149, Woodruff, S. C. 29388

RECORDED
454 P. '84
JUN 11 1984
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that U. S. Retirement Corporation 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 Seven Thousand Seven Hundred and No/100 (\$87,700.00) Dollars,

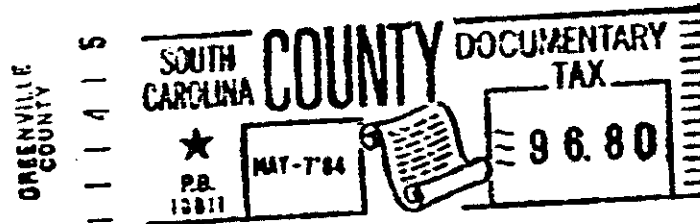
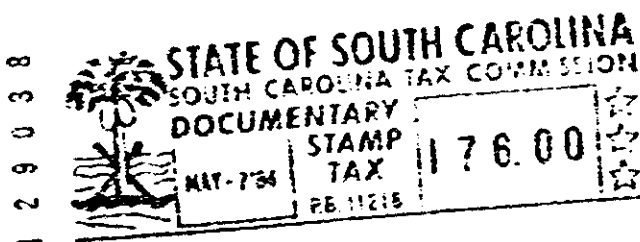
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Louise G. Rankin, her heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northwestern side of Sandpiper Way, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 4 of Swansgate, Phase I, made by W. R. Williams, Jr., Surveyor, dated June 22, 1983, revised July 11, 1983 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-W, page 25, reference to which is hereby craved for the metes and bounds thereof.

ALSO, all rights, privileges, and benefits conferred upon all owners of Swansgate, Phase I, including the right of ingress and egress to all public roadways through certain private roadways, as set forth on the above mentioned recorded subdivision plat and in restrictive covenants applicable to Swansgate, appearing of record in Deed Book 1193, page 306, as amended in Deed Book 1194, page 887 and in Deed Book 1197, page 334.

This is a portion of the same property conveyed to U. S. Retirement Corporation by deed of American Service Corporation of South Carolina, recorded in Deed Book 1187, page 49 on April 25, 1983 in the RMC Office for Greenville County, S. C., and is hereby conveyed subject to all rights-of-ways, easements, conditions, public roadways, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

-14-500-220-1-40



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 of 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 7th day of May 19 84

Signed, sealed and delivered in the presence of:
Constance H. McBride
[Signature]

U. S. RETIREMENT CORPORATION (SEAL)
(A Corporation)
By: [Signature] Vice President
and _____ Secretary

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 7th day of May 19 84
Constance H. McBride (SEAL) [Signature]

Notary Public for South Carolina
My commission expires 5/20/93

RECORDED this _____ day of JUN 7 1984 19 _____ at 4:54 P. M., No. 31950