

~~119 Hummingbird Ridge~~
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TITLE TO REAL ESTATE BY A CORPORATION
Greenville S.C. 29605

VOL 1212 PAGE 772

FILED
GREENVILLE S.C.

MAY 16 3 54 P 1984

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 NINETY-THREE THOUSAND
FIVE HUNDRED AND No/100-----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 L. Griffin, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land known and designated as
Lot No. 34 Hummingbird Ridge, Phase II, Section 3, 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 9-W at
Pages 38 and having the metes and bounds shown thereon.

ALSO, all rights, privileges, and benefits conferred upon all owners of
Swansgate, Phase II, 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.

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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 15 day of May 19 84 U.S. RETIREMENT CORPORATION (SEAL)
SIGNED, sealed and delivered in the presence of:

A Corporation
By: Don C. Smith Vice President
Paul J. Fort Secretary

STATE OF SOUTH CAROLINA
COUNTY OF Greenville PROBATE

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31801

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 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 15 day of May 19 84 (SEAL) Paul J. Fort

Notary Public for South Carolina
My commission expires 3/28/89

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

[CONTINUED ON NEXT PAGE]

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