

One Shutter Plot
Greenville, S.C. 29601

VOL 1225 PAGE 39

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

of Tax Code Section 42-2-10

KNOW ALL MEN BY THESE PRESENTS, that Book 42 Page 193

William M. McGinty, an individual residing in the State of South Carolina, County of Greenville, (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

U. S. RETIREMENT CORPORATION, a corporation organized under the laws of the State of South Carolina and having a principal place of business in Greenville, South Carolina (hereinafter "Grantee"), and its successors and assigns, forever:

- 14 - 500 - 220 - 1-88

All that certain piece, parcel or lot of and known and designated as Lot No. 44, Hummingbird Ridge, Section 3, Phase II, 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, South Carolina in Plat Book 9W at pages 37 and 38.

This conveyance is made subject to the 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, amended by instruments recorded in the aforesaid office in Deed Book 1194 at Page 887 and in Deed Book 1197 at Page 334.

Being the same property conveyed to Grantor by deed of U.S. Retirement Corporation dated November 1, 1983 recorded November 7, 1983 in Deed Book 1200 at Page 44, in the Office of the RMC of Greenville County, South Carolina, as amended by the corrective deed of U.S. Retirement Corporation dated December 31, 1983 recorded December 13, 1983 in Deed Book 1202 at Page 362 in the aforesaid office.

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, and the successors and assigns of Grantee, forever. And the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns.

(CONTINUED ON NEXT PAGE)

1 3 3 2 1 3
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT 27 1984
STAMP
TAX
59.00

GREENVILLE
COUNTY
1 1 5 3 9 8
SOUTH CAROLINA
COUNTY
DOCUMENTARY
OCT 27 1984
TAX
32.45

1300

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