

Form FHA-SC-427-3 (Rev. 4-30-71) UNITED STATES DEPARTMENT OF AGRICULTURE FARMERS HOME ADMINISTRATION Columbia, South Carolina

GREENVILLE CO. S.C. FILED JAN 18 11 13 AM '73 DONNIE S. TANKERSLEY R.M.C.

WARRANTY DEED (Jointly for Life With Remainder to Survivor) (FOR PURCHASE)

417 Cheyenne Drive Simpsonville S.C.

THIS WARRANTY DEED, made this 4th day of January, 1973, between Builders & Developers, Inc. of Greenville County, State of South Carolina, Grantor(s); and Allen W. Smith and Barbara R. Smith of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Seventeen Thousand Five Hundred and No/100----- Dollars(\$ 17,500.00--),

to it in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, has

granted, bargained, sold and conveyed and by these presents do es 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 that lot of land with the buildings and improvements thereon situate on the northeast side of Cheyenne Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 279, of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Cheyenne Drive at the joint corner of Lots 279 and 280 and runs thence along the line of Lot 280 N. 51-08 E. 138.1 feet to an iron pin; thence along the line of Lot 263 N. 37-20 W. 20 feet to an iron pin; thence along the line of Lots 263 and 264 N. 48-04 W. 83.4 feet to an iron pin; thence along the line of Lot 278 S. 47-31 W. 140 feet to an iron pin on the northeast side of Cheyenne Drive; thence along Cheyenne Drive S. 86-24 E. 20 feet to an iron pin; thence continuing along Cheyenne Drive S. 38-30 E. 80.1 feet to the beginning corner.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

The Grantees are to pay 1973 taxes.

899-574.8-1-100