

TITLE NOT EXAMINED
(HW&B #6669)
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mailing Address: 502 Teal Trail
Greenville, SC 29605

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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 Nine Thousand Nine Hundred and no/100 (\$99,900.00) ----- 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

Ann E. Cate, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville being known and designated as a portion of Lot No. 1, Section I, Phase II of SWANSGATE, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-W, at page 37, and having, according to a revised survey prepared by Arbor Engineering dated June 26, 1984, entitled "PROPERTY SURVEY FOR ANN E. CATE", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-76 at page 34, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Teal Trail and Mockingbird Hill, and running thence with Teal Trail S. 44-48 E. 41.54 feet to an iron pin; thence turning and running with a new line through Lot 1 S. 60-51 W. 124.99 feet to a point on Swansgate Place; thence turning and running with Swansgate Place, N. 44-48 W. 41.54 feet to a point at the intersection of Swansgate Place with Mockingbird Hill; thence turning and running with Mockingbird Hill N. 60-51 E. 124.99 feet to the point and place of beginning.

This is a portion of the property conveyed to the Grantor by American Service Corporation of S. C. by deed recorded April 25, 1983, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1187, at page 49. 220-1-53, 1

-14-500 OUT OF 220-1-5
This conveyance is made subject to such 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 instruments recorded in Deed Book 1194, at page 887 and Deed Book 1197, at page 334, records of Greenville County, South Carolina.

The plat cited in the first paragraph above reveals a 0.7' roof overhang encroachment on the side property line which encroaches on other property owned by the Grantor. The Grantor does hereby grant an easement to the Grantee, her heirs and assigns forever, for the encroachment of said overhang.



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 grantees, and the grantee'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 23rd day of July 19 84 U. S. RETIREMENT CORPORATION (SEAL)

SIGNED, sealed and delivered in the presence of

Elizabeth M. Coleman

Elizabeth M. Coleman

A Corporation
By

Stan C. Smith
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 Corporation, 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 23rd day of July 19 84

Elizabeth M. Coleman (SEAL) Stan C. Smith

Notary Public for South Carolina
My commission expires July 16, 1985

RECORDED this 24 day of July 19 84 at 9:32 A. M. No 2108

1328 (V.2)