

FILED
GREENVILLE CO. S.C.

Position 5

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Form FHA-SC-427-3
(Rev. 4-30-71)
S. T. MORGAN
R.M.C.

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION
Columbia, South Carolina

RT. 1, COACHMAN ESTATES,
CARRIAGE DRIVE,
TRAVELERS REST, S.C. 29690

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

THIS WARRANTY DEED, made this 25th day of July, 19 78,
between BRUCE A. BETZER AND BARBARA G. BETZER
of GREENVILLE County, State of SOUTH CAROLINA, Grantor(s);
and THOMAS L. PHILBECK AND SHARON D. PHILBECK
of GREENVILLE County, State of SOUTH CAROLINA, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of TWENTY FOUR THOUSAND, EIGHT
HUNDRED THIRTY AND NO/100 Dollars (\$24,830.00),

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

granted, bargained, sold and conveyed and by these presents do HEREBY 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 PIECE, PARCEL OR LOT OF LAND, WITH
ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE NORTHERN
SIDE OF CARRIAGE DRIVE, IN GREENVILLE COUNTY, SOUTH CAROLINA, NEAR TRAVELERS REST,
BEING SHOWN AND DESIGNATED AS LOT NO. 46 ON A PLAT OF COACHMAN ESTATES SECTION 2,
MADE BY CAMPBELL & CLARKSON SURVEYORS DATED FEBRUARY 4, 1972, RECORDED IN THE R.M.C.
OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK 4-R AT PAGE 29, AND HAVING,
ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

- 231-132.6-1-49
BEGINNING AT A POINT ON THE NORTHERN SIDE OF CARRIAGE DRIVE AT THE JOINT FRONT CORNERS
OF LOTS NOS. 46 AND 47; AND RUNNING THENCE WITH THE COMMON LINE OF SAID LOTS, N. 2-32
E., 150 FEET TO A POINT; THENCE N. 87-28 W., 80 FEET TO A POINT; THENCE ALONG THE
LINE OF LOT NO. 45, S. 2-32 W., 150 FEET TO A POINT ON CARRIAGE DRIVE; THENCE WITH
THE NORTHERN SIDE OF CARRIAGE DRIVE, S. 87-28 E., 80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY IS THE SAME CONVEYED TO THE GRANTORS HEREIN BY DEED
OF STEVE MORGAN RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
IN DEED BOOK 983 AT PAGE 113 ON AUGUST 31, 1973.

STAMP TAX \$50.00
GREENVILLE COUNTY
\$27.50

4328 RV-2