

Form FHA-SC 427-4
(Rev. 3-8-72) FILED

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

103 Yellow Wood Court
Simpsonville, S. C. 29681

GREENVILLE, S. C.

WARRANTY DEED
(FOR TRANSFER)

DEC 11 3 29 PM '81

THIS WARRANTY DEED, made this 16th day of DECEMBER, 19 81

between ROGER DWAYNE WHITFIELD AND PAULA V. WHITFIELD

of GREENVILLE County, State of SOUTH CAROLINA, Grantor(s).

and DAVID E. BALLENGER

of GREENVILLE County, State of SOUTH CAROLINA, Grantee(s).

WITNESSETH: That the said grantor(s) for and in consideration of the sum of SIXTEEN THOUSAND THREE HUNDRED SEVENTY-THREE AND 31/100ths Dollars (\$ 16,373.31),

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 grant, bargain, sell and convey unto the said Grantee(s) for and during their joint lives and upon the death of either of them 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:

REC'D
DECEMBER 15 1981
C/S

ALL THAT PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS, SITUATE, LYING AND BEING ON THE EASTERN SIDE OF YELLOW WOOD COURT, IN THE TOWN OF SIMPSONVILLE, GREENVILLE COUNTY, SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS LOT NO. 638 ON SHEET NO. 1 OF WESTWOOD, SECTION VI, MADE BY PIEDMONT ENGINEERS, ARCHITECTS & PLANNERS, DATED NOVEMBER 18, 1974, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 4-X, PAGE 100, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT: (18)-899-574.13-1-84

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERN SIDE OF YELLOW WOOD COURT AT THE JOINT FRONT CORNERS OF LOTS NOS. 637 AND 638 OF SECTION VI AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS, N. 89-51 E., 154.9 FEET TO AN IRON PIN; THENCE N. 7-29 E., 100 FEET TO AN IRON PIN AT THE JOINT REAR CORNERS OF LOTS NOS. 638 AND 639; THENCE WITH THE COMMON LINE OF SAID LOTS, S. 83-11 W., 140 FEET TO AN IRON PIN ON YELLOW WOOD COURT; THENCE ALONG THE SOUTHEASTERN SIDE OF YELLOW WOOD COURT, S. 2-00 W., 83 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

THE ABOVE PROPERTY IS THE SAME CONVEYED TO THE GRANTORS BY DEED OF ARTISTIC BUILDERS, INC., RECORDED OCTOBER 15th, 1976, IN DEED BOOK 1044, PAGE 635, IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, AND IS HEREBY CONVEYED SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONDITIONS, PUBLIC ROADS AND RESTRICTIVE COVENANTS RESERVED ON PLATS AND OTHER INSTRUMENTS OF PUBLIC RECORD AND ACTUALLY EXISTING ON THE GROUND AFFECTING SAID PROPERTY.

4.00(1)

THE GRANTEE AGREES TO PAY GREENVILLE COUNTY AND TOWN OF SIMPSONVILLE PROPERTY TAXES FOR THE TAX YEAR 1982 AND SUBSEQUENT YEARS.

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