

SC
(FHA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED OF CONVEYANCE executed this 9th day of August, 1960, by and between FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, called Grantor, and Julian H. Zimmerman of Washington, D. C., as Federal Housing Commissioner, his successors and assigns, called Grantee.

WITNESSETH that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee and his successors and assigns forever, all that certain parcel of land lying and being in the County of Greenville, State of South Carolina, more particularly described as follows:

All that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 45, Section 1, on plat of OAK CREST subdivision, recorded in plat book "GG" at Pages 130 and 131 of the RMC Office for Greenville County, South Carolina, said lot having a frontage of 75 feet on the southeast side of Templewood Drive, a parallel depth of 150 feet and a rear width of 75 feet.

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TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity of the said party of the first part, of, in and to the same, and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances, unto the said Grantee and his successors and assigns to their only proper use, benefit and behoof forever.

AND SAID GRANTOR does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Attorney-in-Fact, hereunto duly authorized under Power of Attorney recorded in Book 439, Page 105 of the public records of said county and state, the day and year first above written.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (SEAL)

By: Frank H. Greer
Frank H. Greer - Attorney-in-Fact

241-1-165

Signed, sealed and delivered in the presence of:

Clara W. Bellar
Elizabeth Stephens