

RAINEY, FANT & MCKAY, ATTYS.

Position 5

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

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

THIS WARRANTY DEED, made this 20th day of December, 1974,

between Artistic Builders, Inc.

of Pickens County, State of South Carolina, Grantor(s);

and Fred M. Martin, Jr. and Barbara T. Martin

of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Twenty Two Thousand

One Hundred and No/100----- Dollars (\$ 22,100.00---),

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 does 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: - 899 - 574.10 - 1 - 21

ALL that lot of land with the buildings and improvements thereon situate on the west side of Alder Drive and the south side of Agewood Drive, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 412, Section V, Sheet One on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-X, Page 62 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Agewood Drive at the joint corner of Lots 412 and 413 and runs thence along the line of Lot 413 S. 17-20 E. 205.16 feet to an iron pin in the center of a creek; thence with the center of said creek as the property line the traverse line being N. 41-50 E. 142.40 feet to an iron pin in the center of said creek on the west side of Alder Drive; thence along the west side of Alder Drive N. 35-10 W. 106.3 feet to an iron pin at the intersection of Alder Drive and Agewood Drive; thence with the intersection of said drives N. 70-59 W. 40.5 feet to an iron pin on the south side of Agewood Drive; thence with the curve of Agewood Drive (the chord being S. 73-11 W. 37.9 feet) to an iron pin; thence continuing along Agewood Drive N. 88-53 W. 20.3 feet to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights of way of record affecting the above described property.

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