

GREENVILLE CO. S.C.

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Grantees' address: 406 Yellow Wood Drive, Simpsonville, S. C. 29681

Form FHA-SC-427-3
(Rev. 4-30-71)

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 23rd day of February, 19 77,
between Artistic Builders, Inc.
of Pickens County, State of South Carolina, Grantor(s);
and Ricky L. Baker and Brenda H. Baker
of Greenville County, State of South Carolina, Grantee(s);

WITNESSETH: That the said grantor(s) for and in consideration of the sum of Twenty-three Thousand and
No/100 Dollars (\$ 23,000.00),

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 do ES 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:

LL that certain piece, parcel or lot of land, situate, lying and being in the Town
of Simpsonville, Austin Township, being shown and designated as Lot No. 685, Section
VI, Sheet 2 of 2, of WESTWOOD Subdivision, as shown on plat thereof recorded in
Plat Book 5P at Page 35. Reference is hereby made to said plat for a more particular
description.

This being the same property conveyed to the granting corporation herein by deed of
Builders & Developers, Inc., of even date to be recorded herewith.

This conveyance is made subject to the restrictive covenants affecting Section VI
of WESTWOOD Subdivision, said restrictive covenants being recorded in the RMC Office
for Greenville County, S.C. in Deed Book 1039 at Page 42.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
FEB 25 1977
46.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
FEB 25 1977
25.30

574.13

FHA-SC 427-3 (Rev. 4-30-71)

4328 RV-2J