

TITLE TO REAL ESTATE BY A CORPORATION

Grantee's address:
P. O. Box 126
Greer, S. C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that **Liberty Life Insurance Company**
A Corporation chartered under the laws of the state of **South Carolina** and having a principal place of business at
Greenville, State of **South Carolina** in consideration of **Thirteen Thousand Five Hundred**
and No/100 (\$13,500.00) ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto
John B. Duggan and Nancy F. Duggan, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the eastern side of Green Valley Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at a point on the eastern side of Green Valley Drive at the joint front corner of Lots Nos. 44 and 45 and running thence with the line of Lot No. 44 N. 35 - 29 E. 311.4 feet to the joint rear corner of Lots No. 44 and 45; thence S. 37 - 29 E. 325.0 feet to a point on the northern side of Sweet Gum Drive; thence with the northern side of Sweet Gum Drive S. 35 - 11 W. 47.2 feet; thence rounding the corner of the intersection of Sweet Gum Drive and Green Valley Drive S. 70 - 21 W. 49.0 feet; thence with the eastern side of Green Valley Drive N. 74 - 28 W. 202 feet; thence continuing with Green Valley Drive N. 81 - 53 W. 191.5 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of Liberty Properties, Inc., dated January 3, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, on March 9, 1978, in Deed Book 1075 at page 71.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way affecting the above described property including, but not limited to, restrictions applicable to Green Valley Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 593, at page 297.

In further consideration of the sale and transfer of this property, Grantee does hereby agree that he will commence within a period of two years from the date hereof the construction of a dwelling on the within described property. Should Grantee fail to commence the construction of said dwelling within the prescribed two-year period, then Grantee, upon receipt of Grantor's written request, will reconvey this property to Grantor free and clear of any liens or encumbrances, other than liens or encumbrances affecting said property as of the date of this deed, upon payment of the total sum of \$13,500.00.

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I, Grantee, do hereby certify that the above described premises are situated in the County of Greenville, State of South Carolina, and that the same are not subject to any lien or encumbrance, other than those mentioned herein, and that the same are not subject to any lien or encumbrance, other than those mentioned herein, and that the same are not subject to any lien or encumbrance, other than those mentioned herein.

IN WITNESS WHEREOF, the Liberty Life Insurance Company, a corporation organized under the laws of the State of South Carolina, has caused these presents to be signed by its duly authorized officers, this 25th day of July, 1978.

Karen H. Patton
Elaine R. Hutterstine

LIBERTY LIFE INSURANCE COMPANY (SEAL)
By: *[Signature]*
Vice President
Asst. *Martha S. Williams*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned and made oath that he is the within named corporation, and that he is duly authorized to execute the within and foregoing deed, and that he is, with the other within named parties, the grantor of the within and foregoing deed.

Subscribed and sworn to before me this 25th day of July, 1978.
Elaine R. Hutterstine (SEAL) *Karen H. Patton*

Notary Public for South Carolina
My Commission Expires 5/18/88
AUG 4 1978
at 1:33 P.M. 3561

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