

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

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APR 2 4 56 PM '71

OLLIE FARNSWORTH
KNOW ALL MEN BY THESE PRESENTS, that ---Citizens and Southern National Bank of South Carolina---
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
-----Seventeen Thousand Five Hundred and No/100-----(\$17,500.00)-----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 James Walter Swanner, his heirs and assigns,

ALL that piece, parcel or lot of land including the buildings and improvements thereon situate in Gantt Township, Greenville County, South Carolina, lying and being on the westerly side of Fleetwood Drive near the City of Greenville, South Carolina, being known and designated as Lot #45 on Plat of Magnolia Acres, prepared by R. B. Bruce, April 8, 1959 as recorded in Plat Book GG at Page 133, Office of R.M.C., Greenville County, South Carolina, and having, according to more recent survey by Dalton and Neves Co., Engineers, dated March, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Fleetwood Drive at joint front corner of Lots 45 and 46, said pin being 142 feet north of iron pin in the north-west corner of the intersection of Cool Brook Drive with Fleetwood Drive and thence along the joint line of the said lots N. 79-51 W. 128 feet to an iron pin at joint rear corner of Lots 45, 46 and 47; thence along the rear line of Lot 47 N. 0-15 E. 101.7 feet to an iron pin at joint rear corner of Lots 44, 45, 47 and 49; thence along the joint line of Lots 44 and 45 S. 79-51 E. 145.6 feet to an iron pin on Fleetwood Drive; thence along said Fleetwood Drive S. 10-09 W. 100 feet to an iron pin at the point of beginning.

The herein named grantee is to pay the 1971 taxes on the above described property. The above described property is subject to existing easements, rights of way, reservations and building restrictions recorded in Deed Volume 534 at Page 41, R.M.C. Office, Greenville County, South Carolina.



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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 2nd day of April 1971

SIGNED, sealed and delivered in the presence of:

[Signature]
W. Byrd Dasher

CITIZENS AND SOUTHERN NATIONAL BANK (SEAL)
A Corporation
By: [Signature] Assistant Vice President
[Signature] Secretary Assistant Cashier

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of April 19 71

W. Byrd Dasher (SEAL)
Notary Public for South Carolina. 8-12-80

[Signature]

RECORDED this 2 day of April 19 71 at 4:56 P. M., No. 23033

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