

AUG 17 12 05 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.
UNITED STATES MARSHAL'S DEED

WHEREAS, the United States of America, for and on behalf of its agency, the Farmers Home Administration, on or about the 29th day of October, 1975, did file its complaint in the District Court of the United States for the District of South Carolina against R. H. Leggett, Doris W. Leggett, Younts, Reese & Cofield, Attorney, etc.; and Southern Bank & Trust Co., following which the matter came before the Honorable Robert F. Chapman

United States District Judge, who, after full consideration thereof, and mature deliberation in the premises did order, adjudge and decree that the property described in the complaint, and more particularly hereinafter set forth and described, should be sold by the United States Marshal for the District of South Carolina on the terms and conditions and for the purposes set out in the Decree of Foreclosure and Sale filed on March 11, 1976 in the case, assigned civil action number 75-1917, all of which will more fully appear by reference to the case file in the said Court; and

WHEREAS, the United States Marshal for the District of South Carolina, after having duly advertised the said property for sale at public outcry, did openly and publicly and after the manner of auction, and in accordance with the terms and provisions of the aforesaid Decree of Foreclosure and sale, did offer the said property for sale on the 7th day of July, 1976, at which sale the plaintiff United States of America, by and through the Farmers Home Administration, was the highest bidder, the bid being the sum of \$335,000.00 Three Hundred Thirty-Five Thousand and No/100 - - - - - Dollars for the property therein concerned; and

WHEREAS, no deficiency judgment having been decreed by the Court, the bidding was not required to be left open for a period of thirty (30) days, so that consequently the said sale was final, and the aforesaid high bid of the plaintiff was accepted subject to the approval of the Court, and the said plaintiff was declared to be the successful bidder; and

WHEREAS, on the 30th day of July, 1976, the Honorable Robert F. Chapman, United States District Judge, did confirm the said sale and direct that the United States Marshal make title to said estate to the said purchaser; and

WHEREAS, the said purchaser has complied with the terms of its bid in accordance with the Decree above mentioned; KNOW ALL MEN BY THESE PRESENTS, That I, the undersigned United States Marshal for the District of South Carolina, in consideration of the premises, and also in consideration of the sum of \$335,000.00 Three Hundred Thirty-Five Thousand and No/100 - - - - - Dollars paid me by the said

United States of America, by and through its agency, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, and its assigns forever, the following described real property:

All that lot of land, with improvements thereon known as Boxwood I Apartments, situate in the State of South Carolina, County of Greenville, within the Town of Simpsonville, on the Northern side of West Georgia Road, containing 1.75 acres, more or less, and having, according to plat entitled "Property of Ben A. Maynard and Georgia M. Maynard", dated November 17, 1964, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of West Georgia Road in line of other property of Louis A. Fowler and Annie B. Fowler, and running thence N. 0-58 E. 267.5 feet to an iron pin; thence S. 84-42 E. 289 feet to an old iron pin; thence S. 7-40 E. 234 feet to an old iron pin on the Northern side of West Georgia Road; thence with the Northern side of West Georgia Road, S. 88-26 W. 323.6 feet to an iron pin; the beginning corner. This is the identical property conveyed to R. H. Leggett by deed of Ben A. Maynard, et/al, dated March 10, 1969, and recorded in the RMC Office for Greenville County in Deed Book 864, at page 211.

Also - 899-306-1-11.2
306-2-4.3

306-1-11.2

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