

Fant & Fant

TITLE TO REAL ESTATE - Offices of ~~XXXXXXXXXXXX~~ Attorneys at Law, 118 Broadus Ave., Greenville, S. C. 29601

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE GREENVILLE C<sup>y</sup>. S. C.

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39 Swanson Court  
Greenville, S.C. 29609

DONNIE S. TANKERSLEY  
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, That Claud C. Armstrong Jr.

in the State aforesaid, in consideration of the sum of Twenty-seven Thousand and  
No/100-----(\$27,000.00)- Dollars

to me..... in hand paid at and before the sealing of these presents  
by Judith A. Ferguson.....

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these  
presents do grant, bargain, sell and release unto the said Judith A. Ferguson, her heirs  
and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements  
thereon, or hereafter constructed thereon, situate, lying and being in  
the State of South Carolina, County of Greenville, within the corporate  
limits of the City of Greenville, being known and designated as Lot  
No. 10 of a subdivision known as Swanson Court as shown on a plat there-  
of, prepared by C. C. Jones, November 1, 1962, and recorded in the RMC  
Office for Greenville County in Plat Book YY, at Page 91, and having,  
the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin on the northern side of Swanson Court, joint  
front corner of Lots Nos. 9 and 10 and running thence along the northern  
side of Swanson Court, following the curvature thereof, the chord being  
N. 63-25 W. 49 feet to an iron pin; thence continuing along the curva-  
ture of Swanson, the chord being N. 74-26 W. 47.4 feet to an iron  
pin at the joint front corner of Lots Nos. 10 and 11; thence along the  
joint line of said lots, N. 27-55 E. 138 feet to an iron pin on the bank  
of Richland Creek; thence continuing along the same course, N. 27-55 E.  
12 feet, more or less, to a point in the center of Richland Creek; thence  
along the center of Richland Creek, a traverse line being S. 52-05 E.  
113.1 feet to a point in the center of said creek, the joint rear corner  
of Lots Nos. 9 and 10; thence along the joint line of said lots,  
S. 36-15 W. 12 feet, more or less, to an iron pin on the bank of said  
creek; thence continuing along the joint line of said lots, S. 36-15 W.  
107.5 feet to the beginning corner.

519-179-2-38

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

This being the same property conveyed to Addis Rogers Rowland by deed  
Jere Lott LeGwin & Barbara P. LeGwin, dated Feb. 15, 1968 and recorded  
in the RMC Office for Greenville County, S.C. in Deed Book 838, Page 187.  
The said Addis Rogers Rowland died testate and by her will on file in  
the Office of the Probate Court for Greenville County, Apt. 1394, File 7,  
the above property was devised to the grantor herein.

Grantee is to pay 1976 taxes.

This property is subject to a 25 ft. easement for the City of Greenville  
trunk sewer line along the rear of the property and 10 ft. easement on the  
eastern side of lot for maintenance of this sewer line & subject to the  
easements as shown on the recorded plat.

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