

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

503 Teal Trail, Swansgate  
Greenville, S. C. 29605

VOL 1215 PAGE 828

REC'D  
JUN 27 10 18 AM '84  
DONNIE RILEY

KNOW ALL MEN BY THESE PRESENTS, that U. S. Retirement Corporation  
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 \_\_\_\_\_  
Eighty-six Thousand Nine Hundred and No/100-----(\$86,900.00)----- 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  
Paul L. James and Virginia A. James, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of  
South Carolina, County of Greenville, in the City of Greenville, being known and designated  
as Lot No. 4 Teal Trail, Phase II, as shown on plat of SWANSGATE recorded in the R.M.C.  
Office for Greenville County, South Carolina, in Plat Book 9-W, at pages 37 and 38, reference  
to which is hereby made for a more complete description by metes and bounds.

This conveyance is made subject to easements, restrictions, and other encumbrances of  
record, including the Protective Covenants, Restrictions and Easements for Swansgate  
Subdivision, Greenville County, South Carolina, recorded in Deed Book 1193, at page 306,  
and amended by instruments recorded in Deed Book 1194, at page 887, and in Deed Book 1197,  
at page 334.

This is a portion of the property conveyed to the Grantor herein by deed of American  
Service Corporation of S. C. dated April 18, 1983, and recorded April 25, 1983, in  
Deed Book 1187, at page 49, Office of the R.M.C. for Greenville County, S. C.

32020  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JUN 27 84  
STAMP  
TAX  
174.00

GREENVILLE  
COUNTY  
112674  
SOUTH CAROLINA COUNTY DOCUMENTARY  
CAROLINA TAX  
★ JUN 27 84  
P.B. 19311  
95.70

14-500-220-1-57

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 20th day of June 19 84 U. S. RETIREMENT CORPORATION (SEAL)  
SIGNED, sealed and delivered in the presence of:

By: Eric M. Stafford Vice President  
Elizabeth H. Johnson Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE 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 its 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 20th day of June 1984  
Elizabeth H. Johnson (SEAL) Eric M. Stafford

Notary Public for South Carolina  
My commission expires: 3-28-89

RECORDED this JUN 27 1984 day of at 10:18 A/ M., No. 40919

828

4328-1-21