

FILED GREENVILLE CO. S.C. 3 11 1975

W1020 14-312

THIS INDENTURE, Made this 4 day of December, A. D., 1975, between Mortgage Guaranty Insurance Corporation

for True Consideration See Affidavit

a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Milwaukee Wisconsin, party of the first part, and Westchester Federal Savings and Loan Association

Page 39 853

2 Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at New Rochelle Wisconsin, party of the second part.

RETURN TO

Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and Other Good and Valuable Consideration

to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the County of Greenville and State of South Carolina, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 96, Winding Way, Peppertree Subdivision, Section II, as shown on a plat dated June 15, 1972, and recorded in Plat Book 4R at Page 19, and revised by a plat recorded in Plat Book 4X at Page 3, and having, according to said revised plat, the following metes and bounds, to-wit: BEGINNING at the iron pin located on the northeastern side of the right-of-way of Charter Oak Drive, a joint corner of Lots 97 and 96; thence along said right-of-way N. 11-32 W. 32.2 feet to an iron pin; thence N. 14-48 W. 27.8 feet to an iron pin; thence N. 30-36 E. 35.05 feet to an iron pin located on the right-of-way of Winding Way; thence along said right-of-way, N. 76-00 E. 45.0 feet to an iron pin; thence N. 80-06 E. 73.3 feet to an iron pin; thence S. 11-32 E. 84.6 feet to an iron pin; thence S. 78-00 W. 140.0 feet to an iron pin, the point of BEGINNING. - 276 - T27.1 - 1 - 1

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

And the said Mortgage Guaranty Insurance Corporation party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents it is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances, whatever, except municipal and zoning ordinances, easements and restrictions of record, if any, and general and special taxes and easements levied since January 1, 1975; and subject to the mortgage to Carolina National Mortgage dated March 26, 1974 recorded March 27, 1974 in volume 1305 on Page 381

and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and DEFEND.

In Witness Whereof, the said Mortgage Guaranty Insurance Corporation party of the first part, has caused these presents to be signed by Lloyd K. Pruett, its Vice President, and countersigned by Jack R. Babrove, its Secretary, at Milwaukee Wisconsin, and its corporate seal to be hereunto affixed, this 4 day of December, 1975.

SIGNED AND SEALED IN PRESENCE OF

Mary L. Renfeld, Carolyn J. Eigenfeld, State of Wisconsin, Milwaukee County.

Mortgage Guaranty Insurance Corporation, Lloyd K. Pruett, Vice President

COUNTERSIGNED: Jack R. Babrove, ASST-Secretary

Personally came before me, this 4 day of December, A. D., 1975, Lloyd K. Pruett, Vice President, and Jack R. Babrove, ASST-Secretary

of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY John Galanis-Attorney at Law, Notary Public, Milwaukee County, Wis. My commission (expires) August 26, 1979

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or governmental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

(CONTINUED ON NEXT PAGE)

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