

**Prepared By:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

**After Recording Return To:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

*Space above this line for recorder's use only*

## SOUTH CAROLINA LIFE ESTATE DEED

STATE OF SOUTH CAROLINA  
\_\_\_\_\_ COUNTY

KNOWN ALL MEN BY THESE PRESENTS, that \_\_\_\_\_  
("Grantor(s)"), for and in consideration of the sum of \_\_\_\_\_ 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  
\_\_\_\_\_ ("Grantee(s)"), their heirs and assigns, forever,  
**reserving however unto the said Grantor(s) a life estate in**, the following described property:

*[WRITE LEGAL DESCRIPTION AND DERIVATION CLAUSE HERE OR ATTACH EXHIBIT A]*

Grantee(s) Address: \_\_\_\_\_

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), their heirs and assigns, forever, **subject to the life estate hereinabove reserved**. And, the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee(s) and their heirs, successors and assigns against the Grantors(s) and the Grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the execution hereof this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

SIGNED, sealed and delivered in the presence of:

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Name

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ (mm/dd/yyyy).

\_\_\_\_\_  
**Notary Public Signature**

My Commission Expires: \_\_\_\_\_