

Prepared By:

Name: _____

Address: _____

Grantee(s) Mailing Address:

After Recording Return To:

Name: _____

Address: _____

Space above this line for recorder's use only

SOUTH CAROLINA SPECIAL WARRANTY DEED

STATE OF SOUTH CAROLINA
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
_____ (\$ _____) in hand paid to
_____, a _____, residing at

(hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to
_____, a _____, residing at

(hereinafter known as the "Grantee(s)") the following described real estate, situated in
_____ County, South Carolina, to-wit:

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

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging
(the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, the
Grantor(s), but not otherwise.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee(s)'s heirs, successors, and assigns forever, the said Grantor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

In Witness Whereof,

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

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 are 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: _____