

03-753

STATE OF SOUTH CAROLINA
COUNTY OF York

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Ly Huv Nguyen (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of Ten en Thousand Dollars and no/100 and (\$10,000.00) to the Grantors in hand paid at and before the sealing of these presents by Huu Chau Nguyen 2216 Ferris Street, Rock Hill, SC 29732 (hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Grantee her heirs and assigns **all of his interest in** the following described real property:

RECORDED

YORK COUNTY
TAX ASSESSOR'S OFFICE

DATE 5-21-03
TAX MAP NO. 634-6-4-1

INITIALS Ac HN

See Exhibit A

000126354
RECORDED 05/21/2003 09:29:58AM
Bk:05300 Pg:00023 Pages:3
Fee:10.00 State:26.00
County:11.00 Exempt:
David Hamilton, Clerk of Court
York County, SC

This conveyance is made subject to all easements, restrictions, and rights of way, if any, appearing of record in the chain of title of the subject property or visible upon an actual, physical inspection of the subject property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto said Grantees, Huu chau Nguyen his heirs and assigns forever.

And the Grantor does hereby bind himself and his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Grantee and the Grantee's Heirs and Assigns against the Grantor and Grantor's heirs and assigns and all other persons whomsoever lawfully claiming, or to claim, the same, or any part thereof.

BK05300 PG0023

WITNESS the HAND AND SEAL OF THE GRANTOR this 16 day of May in the year of our Lord two thousand three.

Signed, sealed and delivered
in the presence of:

Jan Skut

Ly Huv Nguyen

W.S.

STATE OF South Carolina PROBATE

COUNTY OF York

PERSONALLY APPEARED before me the undersigned witness and made oath that She he saw the within named Ly Huv Nguyen sign, seals and as his act and deed, deliver the within written deed; and that he with the other witness above named witnessed the execution thereof.

Witness my hand and official seal this the 16 day of May, 2003.

NOTARY PUBLIC FOR South Carolina
My commission expires: 6-16-07

BK05300 PG0024

All that certain piece, parcel, or lot of land with improvements thereon, if any, situate, lying and being in Ebenezer Township, York County, South Carolina, and being more particularly described as lot 18 on Map of Cedard Grove Park, prepared by P. B. Wilson, Jr., RS, which plat, recorded in Plat Book 3, Page 312, Office of the Clerk of Court for York County, South Carolina, is by reference incorporated herein as a part of this description.

SAVING AND EXCEPTING THEREFROM that certain parcel previously conveyed to Guardian Fidelity Mortgage, Inc., to C. Douglas Shore and Company, Inc., by deed recorded December 22, 1994, Record Book 1158, Page 9, Office of the Clerk of Court for York County, South Carolina.

DERIVATION: This being the identical property conveyed to Ly Huv Nguyen, by deed from Nam Ba Nguyen, dated February 13, 2003, recorded February 20, 2003, in Book 5036, Page 189, in the Office of the Clerk of Court for York County, South Carolina.

(NGUYEN, LY 03-753.PFD/03-753/6)

BK05300 PG0025