

12-30-2010

Prepared by:

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P.O. Box 2327
Irmo, SC 29063

201000123065
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
12-30-2010 At 01:52 pm.
DEED 10.00
State Tax 72.80
County Tax 30.80
OR Vol 11791 Page 43 - 44

Space above this line for recording information

STATE OF SOUTH CAROLINA)

COUNTY OF YORK)

TITLE TO REAL ESTATE
SPECIAL WARRANTY
20-0051-0288273

KNOW ALL MEN BY THESE PRESENTS THAT, **CitiFinancial, Inc.**, duly organized and existing under the laws of the United States of America or the State in which it was organized, with a mailing address of 1111 Northpoint Dr., Bldg. 4, Suite 100, Coppell, TX 75019, herein referred to as Grantor(s),

for and in consideration of the sum of Twenty Eight Thousand and 00/100 (\$ 28,000.00) paid by

Larry Thrift and Hannah Thrift, *as joint tenants with the right of survivorship and not as tenants in common*, herein referred to as Grantee(s), in the State aforesaid, the receipt of which is hereby acknowledged,

has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee(s), and to the heirs and assigns of said Grantee(s), the following described real estate situated in the County of York, State of South Carolina, to wit:

All that certain piece, parcel or lot of land, with any and all improvements situated thereon, and being located on the eastern side of Canaan Church Road (SC Highway No. S-46-187), Broad River Township, County of York, State of South Carolina, near the York County/Cherokee County line and being set forth, shown and described as Lot No. 2 containing 1.54 acres on a plat entitled Boundary survey for Charles W. Smith prepared by Piedmont Real Estate Services, Inc. of Blacksburg, SC and dated August 24, 1992 and recorded in Plat Book B-64 at Page 2, in the Office of the Clerk of Court for York County, to which reference is hereto made for a more particular description as to metes and bounds.

This being the same property conveyed unto the Grantor(s) by Corrective Deed of Master In Equity, recorded in the Office of the Register of Deeds/RMC/Clerk of Court for York County immediately prior hereto.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions of record, including matters shown on recorded plats.

GRANTEE'S ADDRESS: _____

→ SAME

PROPERTY ADDRESS: _____

5030 Canaan Church Road
Smyrna, SC 29743

Tax/Map No. 087-00-00-004

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 1-3-11
TAX MAP NO. 87-4
INITIALS TS/CAK

BK 11791 PG 0043

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 premises before mentioned unto the said Grantee(s) and to the heirs, successors and assigns of said Grantee(s) forever.

AND THE SAID GRANTOR covenants that he has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof, the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered in any manner or way whatsoever.

IN WITNESS WHEREOF the undersigned on this 01 day of December, 2010, has set his/her Hand and Seal, for and on behalf of CitiFinancial, Inc.

Signed, Sealed and Delivered
in the Presence of:

CitiFinancial, Inc.

By: First American Asset Closing Services,
As Attorney-in-Fact **

By: [Signature]
Issa Wilson

Witness #1 [Signature]

Witness #2 (May be Notary) [Signature]

Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent

STATE OF Texas

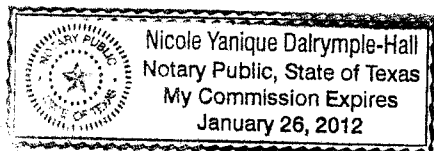
COUNTY OF Dallas

On this 01 day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Issa Wilson, to me known and known by me to be the B.P. of First American Asset Closing Services, Attorney-in-Fact for CitiFinancial, Inc., and acknowledged the execution of the foregoing instrument in the capacity aforesaid and the free act and deed of said CitiFinancial, Inc.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: _____



Authorized Signer of National
Default REO Services, a Delaware
Limited Liability Company dba
First American Asset Closing
Services ("FAACS"), as Attorney
in fact and/or agent

10FCF17805

**Power of Attorney previously recorded in York County in Book 11442 at Page 274.