

KNOW ALL MEN BY THESE PRESENTS, that Builders & Developers, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00)----- Dollars,

and exchange of property valued at \$500.00, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Jack B. Pendarvis and Joyce W. Pendarvis, their heirs or assigns, forever:

ALL those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lots Nos. 18, 19, and Lot 20 of Section I of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, dated March 26, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 21.

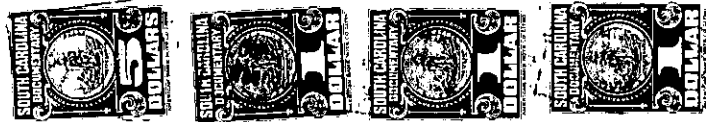
A more particular description of said above numbered lot may be had by reference to said plat.

ALSO: ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as an unnumbered tract of land on plat of Section I of WESTWOOD Subdivision above referred to and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Westwood Drive at the corner of this property and Lot No. 27 on said plat and running thence along said Westwood Drive, N. 18-08 W., 100 feet to a point; thence N. 12-00 W., 125.0 feet; thence N. 28-44 W., 59 feet to a point; thence leaving Westwood Drive, N. 52-46 E., 14.9 feet to a point; thence S. 42-21 E., 499.35 feet to a point; thence S. 47-39 W., 20.0 feet to a point; thence N. 42-21 W., 154.9 feet to a point; thence S. 86-19 W., 144.3 feet to the point of beginning.

The above lots constitute a portion of the property conveyed to the grantor by deeds of B. F. Reeves dated October 24, 1969, and April 13, 1970, recorded in the R.M.C. Office for Greenville County in Deed Book 878 at Page 346, and Deed Book 888 at Page 23.

This conveyance is subject to all restrictions, set-back lines, roadways, easements and rights-of-way, including the Duke Power Company easement and the sewer right-of-way as shown on the above referred to plat, and any other such affecting the above described property.



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), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 24th day of June 19 70

SIGNED, sealed and delivered in the presence of:

R. W. Riley
James A. Alwine

BUILDERS & DEVELOPERS, INC., (SEAL)
A Corporation
By: Carl S. Newdrick
President & Secretary
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

NOTARY
SWORN to before me this 24th day of June 1970
James A. Alwine (SEAL)
Notary Public for South Carolina.

R. W. Riley

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

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