

JUN 29 2 26 PM '70

OLLIE FARNSWORTH  
R. M. C.

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 Nine Hundred Ninety and no/100 (\$3,990.00) and assumption of mortgage set out below ---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 JOHN A. SIMPSON and MILDRED M. SIMPSON, their heirs and assigns forever:

All that certain piece, parcel or lot of land being known and designated as Lot No. 109, Section III, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book PPP at page 141.

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

The above numbered lot was conveyed to the granting corporation by deed of Poinsett Realty Company and recorded in the RMC Office for Greenville County, South Carolina.

This conveyance is made subject to the restrictive and protective covenants affecting Section III of Subdivision known as POINSETTIA, said Restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 858 at page 541.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

As a portion of the consideration herein, the grantees assume and agree to pay the balance due on that certain note and mortgage executed by the grantor to Laurens Federal Savings & Loan Association, recorded in REM Volume 1156 at page 214. The balance due for assumption on this loan is \$19,960.00.



Greenville County  
Act No. 222 Sec. 1

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 26th day of June 1970.

SIGNED, sealed and delivered in the presence of:

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

Angela A. Alwine  
E. P. Daley Jr.

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.

SWORN to before me this 26th day of June 1970.

Angela A. Alwine (SEAL)  
Notary Public for South Carolina.

My Commission expires: 10/15/79.

RECORDED this 29th day of June 1970 at 2:26 P. M., No. #26749

899-3181-1-20