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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that **Bob Maxwell Builders, Inc.**
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at
Greenville, State of **South Carolina**, in consideration of -----
Twenty-seven Thousand Two Hundred Seventy & No/100 (\$27,270.00)----- 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

Jimmy W. Birkes and Patricia C. Birkes, their heirs and assigns, forever:

All that lot of land in Greenville County, State of South Carolina, being shown as Lot 30 on Plat of Heritage Hills recorded in Plat Book YY at page 187 in the RMC Office for Greenville County, said lot fronting on Butler Springs Road.

Being the same property conveyed to the grantor by deed recorded in Book 885 at page 198.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.



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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 21 day of July 1970.

SIGNED, sealed and delivered in the presence of:

BOB MAXWELL BUILDERS, INC. (SEAL)

A Corporation

By: *Bob Maxwell*

President

Secretary

Belle J. Shackston
Sandra L. Stone

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 21 day of July 1970.

Belle J. Shackston (SEAL)
Notary Public for South Carolina

Sandra L. Stone

Commission expires 8-4-79

RECORDED this 23rd day of July 1970, at 10:57 A.M., No. #1819

271-2774-1-30