

GREENVILLE CO. S. C.

TITLE TO REAL-ESTATE-Riley & Riley, Attorneys at Law, 218 Henrietta Street, Greenville, S. C.

VOL 902 PAGE 215

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF GREENVILLE R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Delbert J. Garris and Delores C. Garris

in consideration of TWENTY-FOUR THOUSAND NINE HUNDRED TWENTY and NO/100-(\$24,920.00) Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Builders & Developers, Inc., its successors and assigns, forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of
South Carolina, on the southerly side of Neely Ferry Road near Simpsonville, and
being known and designated as "Property of Delbert J. Garris and Delores C.
Garris" as shown by plat thereof prepared by T. H. Walker, Jr., Reg. L. S. 3192,
dated April 27, 1968, and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at a nail and cap in center of Neely Ferry Road and running thence with
property now or formerly of the Thomas W. Richardson Estate, S. 7-36 W. 642.4
feet to an old iron pin; thence S. 6-39 E. 887.6 feet to an iron pin; thence
S. 2-18 E. 54.2 feet to an iron pin in creek; thence with the creek as the line
the following metes and bounds: S. 43-57 W. 89.3 feet to an iron pin; thence
S. 71-54 W. 155 feet to an iron pin; thence S. 0-27 W. 106.8 feet to an iron
pin; thence S. 58-04 W. 110 feet to an iron pin; thence S. 48-47 W. 98.6 feet
to an iron pin; thence S. 55-54 W. 154.8 feet to an iron pin; thence leaving
said creek and running N. 0-01 E. 745 feet to an iron pin; thence N. 17-08 E.
240 feet to an iron pin; thence N. 3-48 W. 940.0 feet to a nail and cap in the
Neely Ferry Road; thence with Neely Ferry Road, N. 70-51 E. 244.6 feet to a hub
at or near the northerly edge of said road; thence continuing with said Neely
Ferry Road, N. 87-41 E., 244.6 feet to a nail and cap, the beginning corner.
Containing 17.8 acres, more or less.

This being the same property conveyed to the grantors by deed of John T. Douglas,
W. N. Cruikshank and Sallie C. Huguenin to be recorded herewith.

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.



27.50

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(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators 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.

WITNESS the grantor's(s') hand(s) and seal(s) this 7 day of November 1970

SIGNED, sealed and delivered in the presence of:

Delbert J. Garris (SEAL)
Delores C. Garris (SEAL)
Annel J. Alivine (SEAL)
E. P. Riley (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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

SWORN to before me this 7 day of November 1970

Edward P. Riley (SEAL)
Annel J. Alivine
Notary Public for South Carolina
My Commission expires: 1-1-71

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned
wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by
me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever
relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of,
in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7 day of November 1970
Delores C. Garris
Edward P. Riley (SEAL)

Notary Public for South Carolina
My Commission expires: 1-1-71
RECORDED this 9th day of November 1970, at 3:03 P. M., No. #11211