

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
GREENVILLE CO. S. C.  
DEC 23 3 21 PM '70  
OLLIE FARNSWORTH  
R. M. C.

VOL 905 PAGE 133

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 -----  
-----Twenty Eight Thousand and no/100 (\$28,000.00)----- 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

JOHN WATTS DERRICK & GLENDA D. DERRICK, their heirs and assigns:

All that certain piece, parcel or lot of land being known and designated as  
Lot No. 105, Section III, of Poinsettia Subdivision, 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 lot is the same property conveyed to the grantor herein by deed  
recorded in Deed Volume 892 at page 512, 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.

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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 23rd day of December 1970.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation

Betty F. Goodwin

By: Carl S. Newdricks  
President & Secretary

William F. Jones

Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, 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 23rd day of December 1970.

William F. Jones (SEAL)  
Notary Public for South Carolina.

Betty F. Goodwin

My Commission expires: Oct 15, 1979

RECORDED this 23rd day of December 1970, at 3:21 P. M., No. #14793