

MAY 12 11 05 AM '71  
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 -----  
----Two Thousand Five Hundred and no/100 (\$2,500.00) -----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

PHILIP LEE DENNY & DANA JANELLE DENNY, their heirs and assigns forever:

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 Lot No. 157, on Plat of  
Section II of WESTWOOD Subdivision, prepared by Piedmont Engineers &  
Architects, dated September 16, 1970, and recorded in the RMC Office for  
Greenville County, in Plat Book 4-F at pages 44 and 45.

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

This is a portion of the property conveyed to the grantor by deeds of Janie  
Daniel Detraville, recorded in Deed Volume 888 at page 537, and of Lawrence  
A. Richard, etc., recorded in Deed Volume 888 at page 569.

This conveyance is made subject to the restrictive and protective covenants  
affecting Section II of Subdivision known as WESTWOOD, said restrictive and  
protective covenants being recorded in the RMC Office for Greenville County  
in Deed Volume 899 at page 347.

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.



Greenville County  
2.75  
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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 12 day of May 19 71.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation  
By: Carl S. Farnsworth  
President & Secretary  
Secretary

James J. Allevins  
E.P. Riley

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 12 day of May 19 71.

Edward P. Riley (SEAL)  
Notary Public for South Carolina

James J. Allevins

RECORDED this 13 day of May 19 71 at 11:05 A.M., No. 27046

574-1-8