

State of South Carolina FILED GREENVILLE CO. S. C.

County of GREENVILLE Dec 10 4 53 PM '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 its principal place of business at Simpsonville in the State of South Carolina, for and in consideration of the sum of Two Thousand Seven Hundred and No/100 (\$2,700.00)----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain; sell and release unto Larry G. Boyer, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the west side of Cheyenne Drive and the north side of Spaenwood Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 195 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N, Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Aspenwood Drive at the joint corner of Lots 194 and 195 and runs thence along the line of Lot 194 N. 1-38 E. 128.1 feet to an iron pin; thence S. 89-29 E. 94.6 feet to an iron pin on the west side of Cheyenne Drive; thence along Cheyenne Drive S. 7-16 W. 116.5 feet to an iron pin at the intersection of Cheyenne Drive and Aspenwood Drive; thence with the intersection of said drives S. 48-20 W. 37.6 feet to an iron pin on the north side of Aspenwood Drive; thence along Aspenwood Drive S. 89-39 W. 45 feet to an iron pin; thence with the curve of Aspenwood Drive (the chord being N. 37-12 W. 17.0 feet) to the beginning corner.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

The Grantee is to pay 1971 taxes.

