

FILED
GREENVILLE, CO. S. C.

TITLE TO REAL ESTATE BY A CORPORATION - Prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

APR 24 11 50 AM '73

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOHNIE S. TANKERSLEY
R.M.C.

VOL 973 PAGE 191

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 FIVE HUNDRED AND NO/100 (\$28,500.00) ----- 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

WESLEY L. SMITH AND BRENDA P. SMITH, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 23 of Subdivision known as WOODCLIFF, as shown by Plat thereof, prepared by Piedmont Engineers and Architects, dated June 23, 1971, and recorded in Plat Book 4-N at page 44 in the RMC Office for Greenville County.

Reference to said plat is hereby craved for a more particular description. ⁸⁷⁹⁻³⁰⁰⁻²⁻⁶⁸

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as WOODCLIFF, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 929 at page 412.

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.



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)' 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)' 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 April 1973.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By:

President & Secretary

Secretary

Donna Paines
Ann S. Allevine

Ralph S. Newdeck
Secretary

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 23rd day of April 1973

Ann S. Allevine (SEAL)

Donna Paines

Notary Public for South Carolina.

My commission expires: 10-15-79

RECORDED this 24th day of April 1973 at 11:50 A. M., No. #30129

300