

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 19 4 23 PM '73
DONNIE S. TANKERSLEY
R.M.C.

VOL 979 PAGE 431

Greenville County
Stamps
Paid \$ 31.35
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that J & B Builders & Developers, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Twenty-Eight Thousand,
Five Hundred and 00/100 (\$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

Julious L. Babb and Frances P. Babb, their heirs and assigns:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, at the Northwestern intersection of Fork Shoals Road and Bordeaux Drive, known and designated as Lot 11 and being an addition to Section No. 1 of Jenkins Estates, Southwest, and being on a Plat by C. O. Riddle, dated November, 1972, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-W, Page 111, and has, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Fork Shoals Road, at the joint front corner of Lots 10 and 11 and running thence with the Western side of Fork Shoals Road, S. 22-39 E., 142.9 ft. to an iron pin; thence with the intersection of Fork Shoals Road and Bordeaux Drive, the chord of which is S. 20-36 W., 36.4 ft. to an iron pin at the Northwestern side of Bordeaux Drive; thence along the side of said Drive, S. 63-51 W., 185.7 ft. to an iron pin; thence S. 66-02 W., 52.75 ft. to an iron pin; thence N. 26-24 W., 164.35 ft. to an iron pin at the joint rear corner of Lots 10 and 11; thence with the joint line of said lots, N. 63-36 E., 274.4 ft. to an iron pin at the point of beginning.

Reference is also made to Plat of Section No. 1, Jenkins Estates, Southwest, which Plat is on file in the R.M.C. Office for Greenville County in Plat Book 4-M, Page 197.

-50-577.4-1-63

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 963, Page 249.

TAXES to be prorated at time of payment.

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 12th day of July, 1973. J & B BUILDERS & DEVELOPERS, INC.

SIGNED, sealed and delivered in the presence of:

(SEAL)

[Handwritten signature]

A Corporation
By:

[Handwritten signature]
Secretary & Treas., William R. Bray

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 12th day of July 1973.

[Handwritten signature] (SEAL)
Notary Public for South Carolina
my Comm. Expires: 12/15/79

[Handwritten signature]

RECORDED this 19th day of July 1973 at 4:23 P. M., No. #1991