

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK 1010 PAGE 423

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 -----
-----FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00)----- 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

EDWARD NEIL BRADSHAW and JUDITH ELAINE BRADSHAW, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, Town of Simpsonville, being known and designated as a portion of Lot No. 157, Section IV of POINSETTIA Subdivision, as shown by plat thereof, recorded in the RMC Office for Greenville County in Plat Book 4-N at page 24, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwesterly side of Bonwood Avenue at the joint front corner of Lots 158 and 157 and running thence with the joint line of said lots N. 57-38 W., 227.9 feet to an iron pin; thence N. 40-29 E., 125.3 feet to a point on the rear line of Lot No. 157; thence a new line through Lot 157 S. 57-33 E., 252.87 feet, more or less to a point on the Northwesterly edge of Bonwood Avenue; thence with the Northwesterly edge of Bonwood Avenue, S. 38-04 W., 28.6 feet to a point; thence continuing with the Northwesterly edge of Bonwood Avenue, S. 55-05 W., 103.2 feet to the beginning corner.

This conveyance is made subject to the restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

This conveyance is made subject of the restrictive and protective covenants affecting Section IV of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 921 at page 621.



104.00
Greenville County
Stamps
Paid \$ 57.20
Act No. 330 Sec. 1

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 16th day of November 1974.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. SEAL)

A Corporation

By:

James J. Allevone
E.P. Ruffolo

Ralph J. ...
President & Secretary

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 its 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 16th day of November 1974.

Edward J. Riley SEAL)

Notary Public for South Carolina.
My commission expires 5-12-80

RECORDED this NOV 18 1974 day of at 12:21 P. M., No. 12639

9423

4328 RV-2