

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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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 THREE THOUSAND TWO
HUNDRED AND NO/100THS----- 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 JERRY J. BALCOMBE AND MARIE T. BALCOMBE, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being on
the southern side of Alder Drive in the Town of Simpsonville, County of
Greenville, State of South Carolina, being known and designated as Lot No.
604 of a subdivision known as WESTWOOD, Section No. 6 as shown on plat re-
corded in the R. M. C. Office for Greenville County in Plat Book 4X at page
100 and to a more recent plat entitled "Property of Jerry J. Balcombe and
Marie T. Balcombe", dated May 7, 1975, and having according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Alder Drive at the joint
front corner of Lots Nos. 604 and 605 and running thence S. 84-0 W. 162 feet
to an iron pin at the joint rear corner of Lots Nos. 604, 593 and 577; thence
with the line of Lot No. 593 N. 35-25 W. 75.45 feet to an iron pin; thence N.
69-23 E. 159.9 feet to an iron pin on the southern side of Alder Drive;
thence with the southern side of said drive S. 29-40 E. 95 feet to an iron
pin; thence continuing with said drive S. 24-12 E. 20 feet to the point of
beginning.

This conveyance is made subject to any restrictive covenants, building set-
back lines, easements and rights of way affecting the above described pro-
perty.



4700
25.85

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 21st day of May 1975.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By:

James J. ...

James J. ...
President

...

Secretary

STATE OF SOUTH CAROLINA }
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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 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 21st day of May 1975.

James J. ... (SEAL)

Notary Public for South Carolina.
My commission expires:

RECORDED this _____ day of MAY 23 1975 at _____ P. M., No. 27670

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