

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

Purchasers address: 412 S. Broad Simpsonville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1040 PAGE 635

FILED 29681
AUG 3 1 08 PM '76

KNOW ALL MEN BY THESE PRESENTS, that DONNIE S. TANKERSLE 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

-----FORTY-EIGHT THOUSAND FOUR HUNDRED NINETY-FIVE AND NO/100 (\$48,495.00)-----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

J. M. THOMAS and MARY F. THOMAS, their heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 261, Section V, Sheet I, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R at page 87.

A more particular description of said above numbered lot may be had by reference to said plat.

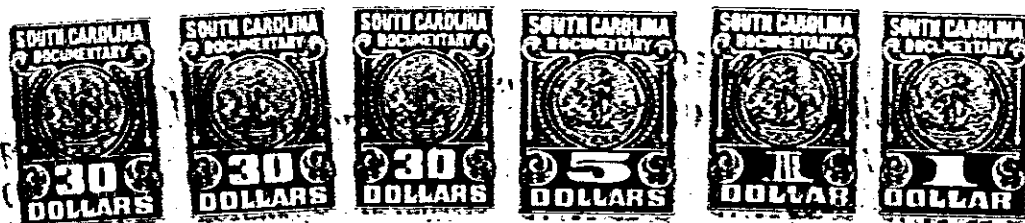
— 899 - 318.2 - 1 - 37

This is the same property conveyed to the grantor herein by deed of even date herewith, of Poinsett Realty Company, to be recorded.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 1004 at page 83.

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

This is also a portion of the property conveyed to Poinsett Realty Company by two deeds, one recorded in the RMC Office for Greenville County in Deed Volume 769 at page 387, and one recorded in the RMC Office for Greenville County in Deed Volume 769 at page 367, by the S.T. Moore Estate



5700
53.35

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 July 1976.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By:

Paul S. Henderson
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 23rd day of July 1976.

Edward P. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: 8-12-80

Anne S. Allevine

RECORDED this day of AUG 3 1976 at 1:08 A. M., No. 3273

4328 RV-23