

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

Purchasers' Address: 105 Oglewood Drive, Simpsonville, S.C. 29681
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 -----
-----FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$47,500.00)----- 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

PHILLIP E. SMITH and REBECCA S. SMITH, their heirs and assigns forever:

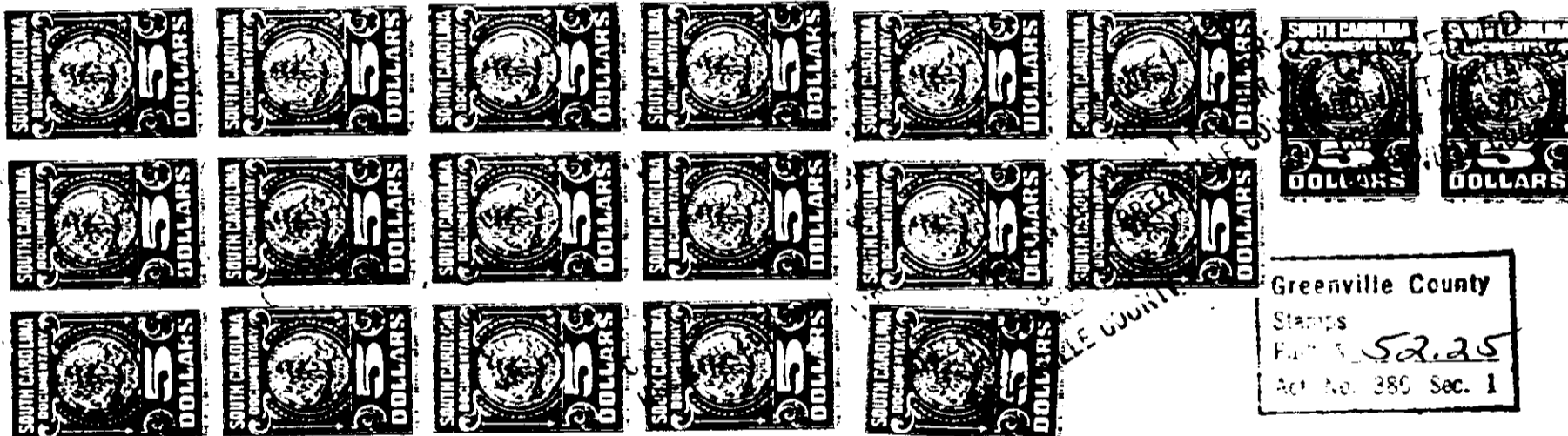
All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 293, Section V, Sheet I, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, 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.

The above numbered lot was conveyed to the granting corporation by deed of even date herewith, to be recorded, and is the same property conveyed to Poinsett Realty Company by deed of Nellie M. Smith, et al., dated February 18, 1965, and recorded March 18, 1965, in the RMC Office for Greenville County in Deed Volume 769 at page 387, and deed of Sam A. Moore, dated March 15, 1965, and recorded March 18, 1965, in the RMC Office for Greenville County in Deed Volume 769 at page 367.

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This conveyance is made subject to the restrictive and protective covenants, building set-back lines, rights of way and easements which may affect the above described property, as recorded in the RMC Office for Greenville County in Deed Volume 1004 at page 83.



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 7th day of October 1976.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By:

Ralph S. Hurd
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 7th day of October 1976

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

RECORDED this 6th day of OCT 1976 at 11:17 AM, No. 9712

4328 (R-2)