

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

Purchasers address: 302 N. Almond Dr., Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY
NOV 13 1976

VEL 1046 (A. 111)

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-FIVE THOUSAND AND NO/100 (\$45,000.00)----- 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

M. LLOYD SOARDS and PATSY R. SOARDS, their heirs and assigns forever:

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All that piece, parcel or lot of land being known and designated as Lot No. 188, Section
IV of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate
limits of the Town of Simpsonville, County of Greenville, State of South Carolina, plat of
said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-N
at page 24.

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

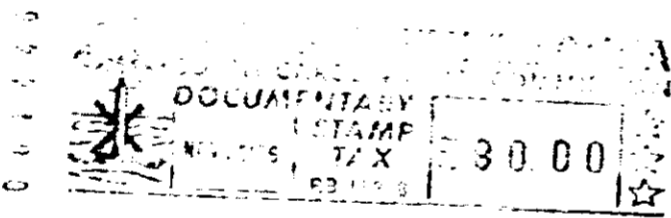
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The above numbered lot was conveyed to the granting corporation by deed of even date here-
with to be recorded, and is a portion of the property conveyed to Poinsett Realty Company
by deed of Nellie M. Smith, et al., dated February 18, 1965 and recorded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

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



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 13th day of November 1976.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation

Annal Allevine

By: *Rash A. Newell*
President & Secretary

E. P. Riley

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 13th day of November 1976.

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

Annal Allevine

RECORDED this day of NOV 15 1976 19 at 10:56 A. M., No. 10257

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