

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DEC 3 4 36 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

101017-2-203

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 -----  
-----\$5,100.00 plus assumption of mortgage set out below----- 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

KAY W. ETHERIDGE and VIOLET M. ETHERIDGE, their heirs and assigns forever:

All that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville  
County, State of South Carolina, being known and designated as Lot No. 47 of Subdivision  
known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Archi-  
tects, dated March 19, 1974, and recorded in Plat Book 5-D at page 63 in the RMC Office  
for Greenville County, South Carolina, and having according to said plat the following  
metes and bounds, to wit: - 899 - 574.12 - 1-47

BEGINNING at an iron pin at the intersection of Pine Bark Court and Needles Drive, and  
running thence with the westerly edge of Needles Drive S. 1-14 E., 130.64 feet to an  
iron pin at the joint front corner of Lots 47 and 48; thence with the joint line of said  
lots S. 83-59 W., 153.95 feet to an iron pin at the joint corner of Lots 46, 47 and 48;  
thence with the joint line of Lots 46 and 47, N. 22-14 E., 156.1 feet to an iron pin in  
50 foot circle of Pine Bark Court; thence with the said circle, the chord of which is  
N. 78-12 E., 30.0 feet to an iron pin; thence continuing with the line of said circle;  
the chord of which is N. 45-16 E., 30 feet to an iron pin; thence N. 89-32 E., 15 feet to an  
iron pin at the intersection of Pine Bark Court and Needles Drive; thence with said inter-  
section S. 45-48 E., 35.65 feet to the beginning corner.

This conveyance is made subject to the restrictive and protective covenants affecting  
the Subdivision known as PINE TREE, said restrictive and protective covenants being  
recorded in the RMC Office for Greenville County in Deed Volume 1014 at page 323.

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.

Being a portion of the property conveyed to the grantor herein by deed of Janie Daniel  
DeTreville, dated September 30, 1971 and recorded October 15, 1971 in the RMC Office for  
Greenville County, South Carolina in Deed Volume 927 at page 503.

As a portion of the consideration herein the grantees assume and agree to pay the balance  
due on that certain note and mortgage in favor of Laurens Federal Savings & Loan Association  
dated August 2, 1976, recorded August 2, 1976, in REM Volume 1374 at page 398. The balance  
due for assumption is \$28,800.00

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 3rd day of December 1976 .

SIGNED, sealed and delivered in the presence of: BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation

*Joseph A. Allevine*  
*E.P. Riley*

By: *Robert S. Shindick*  
President & Secretary

Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBATE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX \$ 11.00  
DEC-75 FB 11218

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 3rd day of December 1976  
*Edward P. Riley* (SEAL)

*Anne S. Allevine*

Notary Public for South Carolina.  
My commission expires: 8-12-80

RECORDED this 5th day of DEC 3 1976 19  
at 4:36 P.M. 574.12 11163

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
\$ 06.05  
DEC-75 FB 11218

101017-2-203

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