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

GRANTEE'S ADDRESS
408 S. Almond Drive
Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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----------FIFTY-SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 ($56,250.00)---------- 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

JAMES H. ERWIN, JR. and MARY R. ERWIN, 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. 263, 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 Poinsett Realty Company, of even date herewith, to be recorded. See also Deed Volumes 769 at page 387 and 769 at page 367.

This conveyance is made subject to the restrictive and protective covenants affecting Section Vof 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.

GREENVILLE COUNTY 055102 SOUTH CAROLINA COUNTY DOCUMENTARY TAX 62.15 APR-7-77 P.B. 10311

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 1st day of April 19 77.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By:
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 1st day of April 19 77.

(SEAL)

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

RECORDED this day of APR 7 1977 19 , at 3:59 P. M., No.

4328 RV-2