

217 Neely Ferry Road
Simpsonville, S.C. 29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
Prepared by Riley and Riley, Attorneys at Law, Greenville, S.C.

vol 1051 p 425

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 Thirty-three thousand and
No/100-----(\$33,000.00)-- 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 Ronald L. Messer, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being
in the Town of Simpsonville, County of Greenville, State of South
Carolina, being known and designated as Lot 51 on a plat of PINE TREE
SUBDIVISION, which plat is recorded in the RMC Office for Greenville
County, South Carolina in Plat Book 5-D at Page 63, and having,
according to a more recent plat entitled "Property of Ronald L. Messer",
prepared by R. B. Bruce, RLS, dated April 6, 1977, the following metes
and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly edge of Neely Ferry Road
at the joint front corner of Lots 51 and 52 and running thence with the
joint line of said Lots, N. 62-23 E. 150 feet to an iron pin; thence
S. 27-37 E. 100 feet to an iron pin at the joint rear corner of Lots
51 and 50; thence with the joint line of said Lots, S. 62-23 W. 150 feet
to an iron pin on the Northeasterly edge of Neely Ferry Road; thence
with the Northeasterly edge of Neely Ferry Road, N. 27-37 W. 100 feet
to the beginning corner.

-893-574.12-1-51

This being the same property conveyed to the granting corporation herein
by deed of Janie Daniel DeTreville, dated September 30, 1971 and recorded
in the RMC Office for Greenville County, S.C. in Deed Book 927 at Page
503 on October 15, 1971.

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GREENVILLE COUNTY
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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 6th day of April 1977.

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

Builders & Developers, Inc. (SEAL)
A Corporation
By: *[Signature]*
President Ralph S. Hendricks
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 6th day of April 1977
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: 8-17-78

[Signature]

RECORDED this day of APR 11 1977 11:20 A.M., No. 425

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