

TITLE TO REAL ESTATE BY A CORPORATION-Prepared by Riley and Riley, Attorneys at Law, Greenville, S.C. Grantees' mailing address: 406 S. Almond Drive, Simpsonville, S. C. 29687 1056 PAGE 478

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C.
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 ----- Dollars, -----\$7,500.00 and assumption of mortgage set out below----- the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

JACK A. MARLER and SANDRA H. MARLER, 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, Town of Simpsonville, and being known and designated as Lot No. 264, Section V, Sheet 1, of Subdivision known as POINSETTIA, said Subdivision being shown on plat 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 lot is the same property conveyed to the granting corporation by deed of Poinsett Realty Company, Inc., dated March 15, 1977, recorded March, 1977, in the RMC Office for Greenville County, S. C., in Deed Volume 1052 at page 912.

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

The grantees herein assume and agree to pay the balance of that note and mortgage given to Heritage Federal Savings & Loan Association by Builders & Developers, Inc., which mortgage was in the original amount of \$42,500.00, recorded in the RMC Office for Greenville County, S.C. on March 17, 1977 in Mortgage Book 1391 at Page 840, and having a current balance due thereon in the amount of \$42,500.00.

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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 11th day of May 19 77

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By: Ralph S. Wendt
President & Secretary
Secretary

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 11th day of May 19 77.
Edwards (SEAL) Ann L. Allison

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

RECORDED this 12th day of May 19 77 at 2:45 P/ M, No. 30750

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