

TITLE TO REAL ESTATE BY A CORPORATION

FILED GREENVILLE CO. S. C.

APR 21 3 44 PM '78

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GENIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ASSOCIATED 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 SIX THOUSAND, NINE HUNDRED and No/100-----(\$46,900.00)-----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 CHARLES W. BIRD and MARY M. BIRD, 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, in the City of Simpsonville, being shown and designated as Lot No. 122 on a plat of BRENTWOOD, SECTION III, made by Piedmont Engineers & Architects, Surveyors, dated November 15, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D at Page 42, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western edge of Menlo Drive, at the joint front corner with Lot No. 123, and running thence with the joint line of said lots, S. 56-10 E. 171.7 feet to a point at the joint rear corner with Lot 13; thence with the joint line of said lots, N. 36-00 W. 117.3 feet to a point at the joint rear corner with Lot 12; thence with the joint line of said lots, N. 21-27 E. 113.4 feet to a point on the northern edge of Brentwood Way; thence with the northern edge of Brentwood Way, S. 76-14 E. 50.9 feet to a point; thence S. 83-15 E. 75.1 feet to a point at the intersection with Menlo Drive; thence with said intersection, S. 49-08 E. 41.4 feet to a point on the western edge of Menlo Drive; thence with the western edge of Menlo Drive, S. 15-02 E. 60 feet to the point of beginning.

-379-319.2-1-50

This is the same property conveyed to the grantor herein by deed of James C. W. Gass and Helen E. Gass, dated January 11, 1978, and recorded that same date in Greenville County Deed Book 1071 at Page 739.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

The Grantees' mailing address is: 1413 Brentwood Way, Simpsonville, S.C. 29681

GREENVILLE COUNTY DOCUMENTARY  
APR 21 1978  
\$4.00  
\$5.70

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 21st day of April 1978. ASSOCIATED BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation  
By: \_\_\_\_\_  
President  
Secretary

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APR 21 78  
Kathryn D. Cunningham  
Will B. Long

Arlo D. Jones

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 21st day of April 1978.  
Kathryn D. Cunningham (SEAL)  
Notary Public of South Carolina.  
commission expires: 3/15/82

Will B. Long

RECORDED this \_\_\_\_\_ day of APR 21 1978 19 \_\_\_\_\_ at 3:44 P. M., No. 31310

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