

Fant & Fant Attys.

Our File No. 9263

STATE OF SOUTH CAROLINA

Rt. 6, Box 652
Easley, S. C. 29640

VOL 1086 PAGE 459

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that BUILDERS & DEVELOPERS, INC.

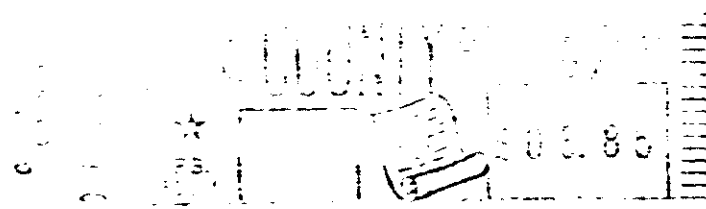
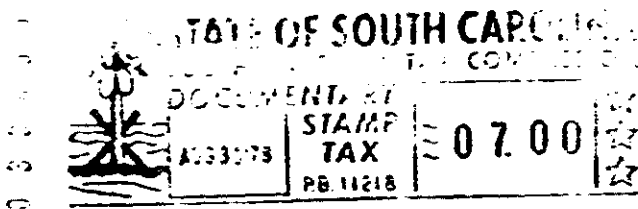
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at GREENVILLE, State of SOUTH CAROLINA, in consideration of THIRTY FIVE HUNDRED AND No/100 Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Artistic Builders, Inc. its successors 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, Austin Township, being known and designate d as Lot No. 759, Sheet 2 of 2, Section VI, of Westwood Subdivision, being on the East side of Yellow Wood Drive, Westwood, being shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P at page 35. Reference is hereby made to said plat for a more particular description thereof.

This conveyance is made subject to the restrictive covenants affecting Section 6, Sheet 2 of 2, of Westwood Subdivision, said restrictive covenants being recorded in The RMC Office for Greenville County, S. C. in Deed Book 1039 at page 42 and is also subject to restrictive covenants, building set-backs lines and rights of way of easements which would affect the above described property.

This being the same property conveyed to the Grantors by Deed of Alender M. Hughes, Jr. dated April 8, 1972, and recorded on April 10, 1972, in Deed Book 940 at page 493, in the RMC Office for Greenville County, South Carolina.



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 6th day of April 1978

SIGNED, sealed and delivered in the presence of:

Ruth Young
Sola B. Cole

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By: Ralph S. Newberry
President
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 the grantor's 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 1978

Sola B. Cole (SEAL)

Ruth Young

Notary Public for South Carolina.
My Commission Expires: 12/29/79

RECORDED this day of AUG 30 1978 at 3:50 P. M. No. 6571

4328 RV-2