

107 Vinewood Court, Simpsonville, SC 29681

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

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 21 4 31 PM '79

VOL 1116 PAGE 165

DONNIE S. TANKERSLEY
R.M.C.

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-five Thousand Three Hundred Fifty & No/100 (\$35,350.00)-----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 Nathan B. Felkel, Jr. and Deborah M. Felkel, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, being known and designated as Lot No. 271 of Subdivision known as WESTWOOD SOUTH, Section 1, Sheet 2 as shown by plat prepared by Piedmont Engineers, Architects and Planners dated June 14, 1978 and recorded in Plat Book 6H at page 57 and having, according to a recent survey or property of Nathan B. Felkel, Jr. and Deborah M. Felkel prepared by J. L. Montgomery, III, R.L.S., dated November 20, 1979, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the easterly side of Vinewood Court at the joint front corner of Lots 270 and 271 and running thence with the joint line of said lots N. 80-45 E. 150.0 feet to an old iron pin; thence S. 9-15 E. 80.0 feet to an old iron pin at the joint rear corner of Lots 271 and 272; thence with the joint line of said lots S. 80-45 W. 150.0 feet to an old iron pin on the easterly side of Vinewood Court; thence with the easterly side of Vinewood Court N. 9-15 W. 80.0 feet to the beginning corner.

This conveyance is also made subject to the restrictive covenants affecting Section 1, Sheet 2 of WESTWOOD SOUTH Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1082 at page 580. This conveyance is also made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above described property.

-18-899-574.15-1-89

This being the a portion of the same property conveyed to the granting corporation herein by deed of Janie Daniel DeTreville, dated September 30, 1971, recorded October 15, 1971 in the RMC Office for Greenville County, S.C. in Deed Volume 927 at page 403.

STATE OF SOUTH CAROLINA
COMMISSIONER OF REVENUE
DOCUMENTARY TAX
\$ 71.00

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 November 19 79.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By: Ralph S. Newdick
President & Secretary

Dorothy K. Gilbert
E. P. Riley

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ NOV 21 '79
P.B. 10511
39.05

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 November 1979

Edward B. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: 8-12-80

Dorothy K. Gilbert
SEAL

RECORDED this _____ day of _____ 19 _____ at _____ M., No. _____

574.15

0185

4328 RV-2