

108 Oglewood, Simpsonville, SC 29681

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1:24 PM '80
RMC OFFICE
GREENVILLE

1190.270

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-----

Sixteen Thousand & No/100 (\$16,000.00)-----Dollars,
plus assumption of mortgage (see 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 WILLIAM E. SPEARMAN, JR. and ROSA W. SPEARMAN, 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, being known and designated as Lot No. 303, Section V, Sheet 2, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 5P, page 34. A more particular description of said above numbered lot may be had by reference to said plat.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property. 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, page 83.

This being the same property conveyed to the Granting Corporation herein by deed of Poinsett Realty Company October 30, 1979, recorded in the RMC Office for Greenville County in Deed Volume 1114, page 673 October 31, 1979.

As a portion of the consideration herein the Purchaser assumes and agrees to pay that certain note and mortgage given to Heritage Federal Savings and Loan Association in the original amount of \$56,000.00, recorded October 31, 1979 in Mortgage Book 1486, page 533. The amount to be assumed is \$56,000.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
1980

GREENVILLE COUNTY
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SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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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)'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 1st day of February 1980.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By:

Nancy K. Gilbert
E. P. Riley

Paul J. Newcomb
President & Secretary
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

18-899-318.2-1-79

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 1st day of February 1980

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

Nancy K. Gilbert

RECORDED FEB 7 1980 at 1:24 P.M. No. 21062

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