

TITLE TO REAL ESTATE BY A CORPORATION - GRANTED BY REEVES AND SONS, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3:05 PM '81
W. W. WINSLEY

Grantee's Mailing Address:
Post Office Box 278
Simpsonville, South Carolina 29681

170

KNOW ALL MEN BY THESE PRESENTS, that B. F. REEVES AND SONS CONSTRUCTION COMPANY, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville County State of South Carolina in consideration of
Twenty-Four Thousand, Nine Hundred Seventy-Five and No/100 (\$24,975.00)----- Dollars
plus assumption of the mortgage as set out herein,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
convey unto BUILDERS & DEVELOPERS, INC., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, being shown and designated as 14.41 acres on plat
of property of B. F. Reeves as prepared by C. O. Riddle, RLS, dated August 1, 1979 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint property corner of said 14.41 acres and property
of J. B. Jones and running thence N. 80-39 E., 478.53 feet to an iron pin joint property
corner with other property of J. B. Jones and property of Knighton; thence with said
14.41 acres and property of Knighton N. 11-53 W., 1515.1 feet to an iron pin, joint
corner of 14.41 acres, Property of Knighton and Property of Paul Moore; thence with
said 14.41 acres and Property of Paul Moore S. 38-11 W., 737.6 feet to an iron pin
at the edge of a branch; thence with the branch as the line the traverse is as
follows: S. 27-30 E., 186.77 feet; thence S. 73-05 E., 97.1 feet; thence S. 12-20 E.,
143.81 feet; thence S. 23-19 E., 100.6 feet; thence S. 8-19 W., 345.25 feet; thence S.
17-52 W., 110.02 feet to an iron pin on the edge of the branch; thence leaving said
branch S. 44-53 E., 162.9 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or
easements that may appear of record, on the recorded plat(s) or on the premises.

ALSO an easement for egress and ingress from the above described property to East
Georgia Road as shown on a plat of property of B. F. Reeves as prepared by C. O.
Riddle, RLS, dated August 1, 1979 and having according to said plat, the following
metes and bounds, to-wit:

- 15 - 299 - 317 - 1 - 9, 2

BEGINNING at a point on the northwestern edge of East Curtis Street and running thence
N. 8-11 W. 160 feet to an iron pin; thence N. 16-05 W. 145.45 feet to an iron pin;
thence N. 8-11 W. 346.69 feet to an iron pin; thence N. 20-17 W. 104.92 feet to an iron
pin; thence N. 32-23 W. 103.45 feet to an iron pin; thence N. 29-54 W. 32.44 feet to
an iron pin on the southern edge of the above described property; thence with said
property N. 80-39 E. 52.73 feet to an iron pin; thence S. 31-39 E. 11.76 feet to an
iron pin; thence S. 32-23 E. 103.45 feet to an iron pin; thence S. 20-17 E. 125.88
feet to an iron pin; thence S. 8-11 E. 338.4 feet to an iron pin; thence continuing
along the same line 312.03 feet to a point on the northwestern side of East Curtis
Street; thence running with said Street S. 81-16 W. 20 feet to an iron pin; thence
continuing with said Street in the same direction 10 feet to the point of beginning.

(continued on back)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging to in any way incident or
appertaining, to have and to hold unto and unto the grantees, heirs, assigns, executors, administrators, and the grantees' heirs or
assigns and assigns forever. And the grantor does hereby warrant and defend unto the grantees and their heirs, assigns and assigns
and premises unto the grantees, and the grantees' heirs or assigns and assigns forever, whomever lawfully claiming or to
claim the same in 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
officer this 16th day of January 1981.

SIGNED, sealed and delivered in the presence of

B. F. REEVES AND SONS CONSTRUCTION COMPANY, INC.

A Corporation
By:

[Handwritten signature]

President

[Handwritten signature]

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDER

Personally appeared the undersigned, _____ and _____ who say they are authorized Officers
of the above named Corporation, by its duly authorized officer, _____ and _____ and they do hereby certify that the above and other
contents of the foregoing instrument are true and correct and that they are the true and correct copies of the original instrument.

SUBSCRIBED before me this 16th day of January 1981

[Handwritten signature]

Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of _____ 1981

0170

RV-2