

Address of Grantee: *10 ...* FILED
TITLE TO REAL ESTATE BY A CORPORATION - Prepared by *Ray R. Key and Riley O. Ag...* at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 27 4 51 PM '81
DONNIE JAMES ERSLEY
A.M.C.

11-15-186

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 SEVENTEEN THOUSAND SIX HUNDRED and NO/100 (\$17,600.00)----- 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 BANKS R. CATES, III and CHRISTINE E. CATES, 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. 304, 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 at 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 the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, recorded in the RMC Office for Greenville County in Deed Volume 1044 at page 769. This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.

18(899) 318.2-1-80

This being the same property conveyed to the granting corporation herein by deed of Poinsett Realty Company October 9, 1980, recorded in Deed Volume 1135 at page 430 in the RMC Office for Greenville County, S.C.

As a portion of the consideration herein the Grantees assume and agreed to pay that certain mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$62,400.00 recorded in the RMC Office for Greenville County in Mortgage Volume 1520 at page 410. The balance to be assumed is \$62,400.00.



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, and singular the premises before mentioned unto the grantees, and the grantees' 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 grantees and the grantees' heirs or successors, and against every person who may ever lawfully claim 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 27th day of March 1981
SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

BUILDERS & DEVELOPERS, INC. SEAL
A Corporation
By: *[Signature]*
President & Secretary
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and I make oath that I do see the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed deliver the within written deed and that I do, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 27th day of March 1981

[Signature] SEAL

Notary Public for South Carolina
My commission expires: *[Date]*

RECORDED MAR 27 1981 at *[Time]* P.M. at *[Location]*

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