

208 Pine Tree Drive, Simpsonville, SC 29681

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

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 25 2 09 PM '81  
R.M.C. BANKERSLEY

1154 85

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 FIVE THOUSAND FIVE HUNDRED and NO/100 (\$5,500.00)-----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 KEVIN F. CLEMENS and SUSAN D. CLEMENS, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 26 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974 and recorded in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South Carolina.

18 (899) 574.12-1-26

Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as PINE TREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1014 at page 323.

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

Being a portion of the same property conveyed to the Grantor 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 503.

The Mortgagees assume and agree to pay that certain mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$50,400.00, recorded April 8, 1981 in Mortgage Book 1537 at page 656. The balance to be assumed is \$50,400.00.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX  
AUG 25 1981  
STAMP  
\$11.00

GREENVILLE COUNTY 9 3 2 5 1

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ AUG 25 '81 06.05

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 21<sup>st</sup> day of August 1981.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation  
By:

*Richard C. Moore*  
*Nancy K. Dilbeck*

*Ralph S. Newcome*  
President & Secretary  
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 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 21<sup>st</sup> day of August 1981

*Richard C. Moore* (SEAL)

Notary Public for South Carolina  
My commission expires: April 6, 1987

RECORDED the AUG 25 1981 at 2:09 P.M., No. 5021

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