

104 Rainwood Dr., Simpsonville, SC 29681

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

BOOK 1163 PAGE 112

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.
PM '82

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 -----
Nineteen Thousand Two Hundred and NO/100 (\$19,200.00)-----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 JAMES R. CAIN, III and SANDRA S. CAIN, 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. 280, Section V, Sheet 1, 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 4R at page 87.

A more particular description of said above numbered lot may be had by reference to said plat.

18(899) 318.2-1-56

The above numbered lot was conveyed to the granting corporation by deed of Poinsett Realty Company recorded in the RMC Office for Greenville County in Deed Volume 1153 at page 949 on August 24, 1981.

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 83.

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

As part of the consideration herein the Mortgagors assume and agree to pay that certain note and mortgage given to Heritage Federal Savings and Loan Association dated August 18, 1981 in the original amount of \$84,800.00 recorded August 24, 1981 in Mortgage Book 1550 at page 786. The balance due for assumption is \$84,800.00.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX STAMP
MAR 1982

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ MAR--'82
PB. 1981
21.45

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 26 day of February 19 82.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By:

[Handwritten signatures]

Ralph S. Newdick
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 26 day of February 19 82

Edward B. [Signature] (SEAL)

[Handwritten signature]

Notary Public for South Carolina.
My commission expires: 7/29/90

RECORDED MAR 1 1982 at 3:08 P. M. No. []

110

4328 RV-2