

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JAN 31 9 36 AM '83
RMC
WALKERSLEY

GRANTEE'S ADDRESS:
113 Robinwood Drive
Simpsonville, S. C. 29680

VOL 1181 PAGE 570

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 Ninety-Six Thousand and 00/100 (\$96,000.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN W. STARNES AND MARY C. STARNES, their heirs and assigns, forever;

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, and being shown as Lot 313, of Poinsettia Subdivision, Section V, on plat recorded in the RMC Office for Greenville County in Plat book 5-P at Page 34, and being more specifically shown on plat prepared for John William Starnes and Mary Collins Starnes by R. B. Bruce, RLS, dated January 24, 1983 and recorded in Plat Book 9-L at Page 66, and having, according to the latter plat, such metes and bounds as shown thereon.

18 (899) 318.2-1-89

THIS conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record, on the recorded plat(s) or on the premises.

THIS is the same property conveyed to the Grantor herein by deed of Poinsett Realty Company dated January 28, 1983 and recorded in the RMC Office for Greenville County in Deed Book 118 at Page 569, on January 31, 1983.

SOUTH CAROLINA
NOTARY PUBLIC
STAMP
10200

RECORDED
JAN 31 1983
RMC

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 28th day of January 1983.

SIGNED, sealed and delivered in the presence of:

Ralph S. Hendricks
Bessie P. Hendricks

BUILDERS & DEVELOPERS, INC (SEAL)
A Corporation
By: *Ralph S. Hendricks*
President
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 the grantor's 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 28th day of January 1983.

Ralph S. Hendricks (SEAL)
Notary Public for South Carolina

Bessie P. Hendricks

RECORDED this JAN 31 1983 day of 19 at 9:36 A. M. No. 1181

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