

204 Shagbark Circle, Simpsonville, SC 29691

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

W 1189-218

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-THREE THOUSAND and NO/100 (\$93,000.00)----- 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 MICHAEL GILES SURPRENANT and ANN F. SURPRENANT, their heirs and assigns forever:

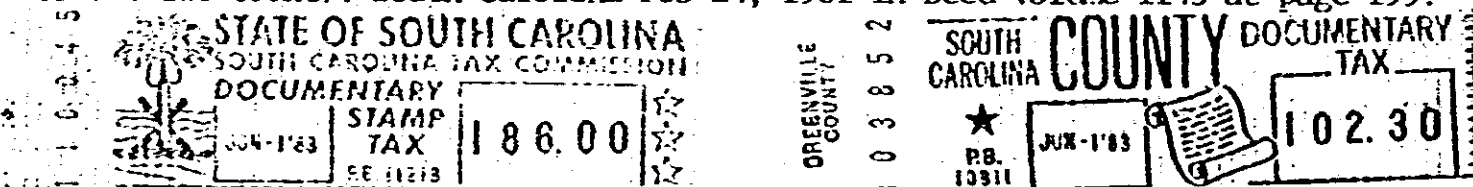
ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina being known and designated as Lot No. 8 on plat of FAIRVIEW WOODS prepared by Piedmont Engineers, Architects and Planners dated April 1, 1975 and recorded in the RMC Office for Greenville County in Plat Book 6D at pages 82 and 83 and having, according to a recent survey of plat of property of Michael Giles Surprenant and Ann F. Surprenant prepared by J. L. Montgomery, III, PLS, dated May 27, 1983, recorded in the R.M.C. Office for Greenville County in Plat Book 9-T at page 74, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwesterly side of Shagbark Circle at the joint front corner of Lots Nos. 8 and 9 and running thence with the joint line of said lots N. 68-13 W. 408.0 feet to an iron pin; thence with the joint line of lot 7 S. 21-47 W. 100 feet to an iron pin; thence continuing with the joint line of lot No. 7 S. 15-58 W. 325.15 feet to an iron pin on the northerly side of Shagbark Circle; thence with the northerly side of Shagbark Circle, the following metes and bounds, to-wit: S. 78-35 E. 100.0 feet to a point; thence N. 85-10 E. 101.0 feet to a point; thence N. 77-26 E. 53.0 feet to a point; thence N. 71-45 E. 50.0 feet to a point; thence N. 63-06 E. 80.0 feet to a point; thence N. 47-06 E. 80.0 feet to a point; thence N. 32-53 E. 80.0 feet to a point; N. 23-12 E. 87.15 feet to the beginning corner, containing according to said plat 3.08 acres, more or less.

This conveyance is made subject to the restrictive and protective covenants affecting subdivision known as FAIRVIEW WOODS, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1102 at page 82, Amended Restrictive Covenants recorded in Deed Volume 1107 at page 780. This conveyance is made subject to any restrictive covenants, building setback lines, rights of way and easements which may affect the above described property.

23(50) 568.5-1-42

This being a portion of the same property conveyed to the Granting Corporation herein by deed of H&L Enterprises, Inc. dated Feb. 19, 1981, recorded in the RMC Office for Greenville County, South Carolina Feb 24, 1981 in Deed Volume 1143 at page 199.



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 31st day of May 19 83

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation By: \_\_\_\_\_

*E. P. Riley*  
*Maury K. Gilbert*

*Paul S. Henricks*  
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 31st day of May 1983  
*Edward B. Riley* (SEAL)

*Maury K. Gilbert*

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

RECORDED this 1st day of June 19 83 at 3:23 P/ M., No. 32325

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