

COUNTY OF GREENVILLE GREENVILLE CO. S. C.

FILED
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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 ----- Dollars, ----- Thirty-eight Thousand and no/100 (\$38,000.00) ----- 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

JON R. WENDENHOF and DEBORAH A. WENDENHOF, their heirs and assigns forever:

All that certain piece, parcel or lot of land being known and designated as Lot No. 13, Section I, 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 R.M.C. Office for Greenville County, in Plat Book BBB at page 103, less a five foot strip conveyed in Deed Volume 868 at page 208. A more particular description of said above numbered lot may be had by reference to said plat.

The above numbered lot came to the granting corporation by deed of even date herewith, to be recorded.

This conveyance is made subject to the Restrictive and Protective Covenants affecting Section I, of Subdivision known as POINSETTIA, said Covenants being recorded in the R.M.C. Office for Greenville County, in Deed Volume 778 at page 327.

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.



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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 13th day of January 19 70.

SIGNED, sealed and delivered in the presence of:

Anne J. Alwine
E. P. Riley

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By: *Ralph A. 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 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 13th day of January 19 70.

E. P. Riley (SEAL)
Notary Public for South Carolina.

My Commission expires: _____
RECORDED this 14th day of January 1970, at 11:32 A. M., No. #15812

899-13-1-32