

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

va1027-99

KNOW ALL MEN BY THESE PRESENTS, that Builders Unlimited, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of

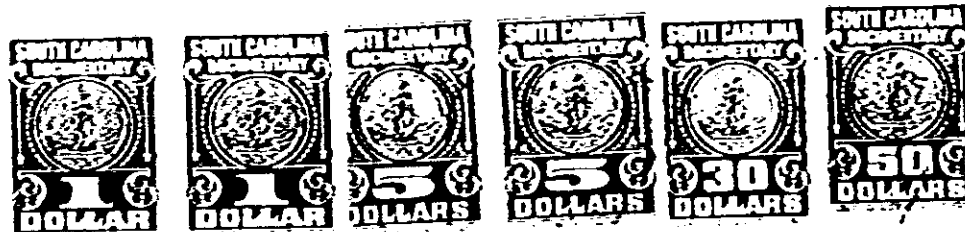
Forty-Five Thousand, Nine Hundred and No/100-----(\$ 45,900.00)----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William R. Spivey and Carol K. Spivey, their heirs and assigns forever:

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 4 of a subdivision known as River Downs according to plat thereof dated July 17, 1974, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Pages 75 and 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Hackney Road, joint front corner of Lots 3 and 4 and running thence with the joint line of said lots, S. 37-08 E. 198.32 feet to an iron pin in the line of Lot 13; thence with the line of Lot 13, N. 49-00 E. 150 feet to an iron pin on the southwestern side of Morgan Court, joint corner of Lots 4 and 13; thence with the southwestern side of Morgan Court, the following courses and distances: N. 32-00 W. 15 feet to an iron pin; N. 35-00 W. 75 feet to an iron pin; N. 36-00 W. 75 feet to an iron pin and N. 38-50 W. 49.81 feet to an iron pin at the intersection of Morgan Court and Hackney Road; thence with the curvature of said intersection, the chord of which is S. 85-05 W. 27.89 feet to an iron pin on the southeastern side of Hackney Road; thence with the southeastern side of Hackney Road, the following courses and distances: S. 29-00 W. 47.08 feet to an iron pin; S. 36-00 W. 60 feet to an iron pin and S. 43-30 W. 30 feet to the point of beginning.

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This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.



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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 28th day of November 19 75.

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Clara L. Lee

BUILDERS UNLIMITED, INC. (SEAL)
A Corporation
By: *[Signature]*
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 November 19 75.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina
My Commission Expires: 11/19/79

Clara L. Lee

RECORDED this day of DEC 2 1975 at 3:56 P/ M, No. 14374

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