

Address of Grantee: 4 Barrett Court, Mauldin, S. C. 29662

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

FILED
CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } FEB 13 4 CO PH '81

1142-680

DONNE S. LANKERSLEY
KNOW ALL MEN BY THESE PRESENTS, RMC 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 TEN THOUSAND AND NO/100 (\$10,000.00) Dollars, plus assumption of the below mentioned mortgage the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto LARRY M. WILLS, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 11 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South Carolina.

18(899) 574-12-1-11

Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as PINE TREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1014 at page 323.

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.

Being a portion of the same property conveyed to the Granting Corporation herein by deed of Janie Daniel DeTreville, dated September 30, 1971, recorded October 15, 1971 in the RMC Office for Greenville County, S.C. in Deed Volume 927 at page 503.

As a part of the above stated consideration the grantee, by the acceptance of the delivery of this deed, does hereby expressly agree to assume and be responsible for the payment of the balance due on that certain mortgage executed by Builders & Developers, Inc. to Heritage Federal Savings & Loan Association on October 9, 1980 in the original sum of \$45,000.00 recorded October 14, 1980 in Mortgage Book 1520 at Page 421 and having a present assumption balance of \$39,900.00

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 12th day of February 1981.

SIGNED, sealed and delivered in the presence of

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By:

Walter H. Stealy
Nancy K. Gilbert

Ralph S. Henderson
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 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 12th day of February 1981

Walter H. Stealy SEAL

Notary Public for South Carolina
My Commission expires: 2-11-81

RECORDED FEB 13 1981

at 4:00 P.M.

1560

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