

GRANTEES ADDRESS: Route 6, Forrester Drive, Greenville, S. C. 29607
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

FILED
APR 22 PM '81
S.C.

1981

KNOW ALL MEN BY THESE PRESENTS, that **POINSETT REALTY COMPANY**

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 **TWELVE THOUSAND and NO/100 (\$12,000.00)**-----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 **BEN C. SANDERS, his 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 No. 297, Section V, Sheet 1, 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 RMC Office for Greenville County in Plat Book 4R at page 87.

A more particular description of said above numbered lot may be had by reference to said plat.

18(899) 318.2-1-73

The above numbered lot was conveyed to the granting corporation by two deeds, one recorded in the RMC Office for Greenville County in Deed Volume 769 at page 387, on March 18, 1965, and one recorded in the RMC Office for Greenville County in Deed Volume 769 at page 367, on March 18, 1965. This property was conveyed by Nellie M. Smith, Sana Todd, et al to the Grantor herein.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, recorded in the RMC Office for Greenville County in Deed Volume 1044 at page 83.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.



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 grantees, and the grantees' 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 grantees, and the grantees' heirs or successors and against every person whatsoever 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 *6th* day of **April** 1981.

SIGNED, sealed and delivered in the presence of

POINSETT REALTY COMPANY
A Corporation
By: *Keith S. Newmark*
President & Secretary
Secretary

Ruth Young
Rola B. Cole

STATE OF SOUTH CAROLINA
COUNTY OF SOUTH CAROLINA }

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 *6th* day of **April** 1981

Rola B. Cole SEAL

Ruth Young

Notary Public for South Carolina
My commission expires: *3/19/84*

RECORDED **APR 23 1981** of _____ at _____ 3:22 P. M. No. _____

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