

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

VOL 896 PAGE 602

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 -----  
-----Thirty-three Thousand and no/100 (\$33,000.00) ----- 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

RICHARD W. RICHARDS and LOIS G. RICHARDS, their heirs and assigns forever:

All that certain piece, parcel or lot of land being known and designated as  
Lot No. 126, Section III, 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 PPP at page 141.

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

The above numbered lot was conveyed to the granting corporation by deed  
recorded in the RMC Office for Greenville County in Deed Volume 892 at page  
513.

This conveyance is made subject to the restrictive and protective covenants  
affecting Section III of Subdivision known as POINSETTIA, said restrictive  
and protective covenants being recorded in the RMC Office for Greenville  
County in Deed Volume 858 at page 541.

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.



36.30

Page 339, adjoining lot 127. Ollie Farnsworth, R.M.C. This addition taken from the business...

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 20<sup>th</sup> day of August 19 70

SIGNED, sealed and delivered in the presence of:

R. W. Riley  
R. W. Riley

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation  
By: Ralph S. Henderson  
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 Cor-  
poration, 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 20<sup>th</sup> day of August, 19 70.

R. W. Riley (SEAL)  
Notary Public for South Carolina.

My Commission expires: 8-12-80

RECORDED this 24<sup>th</sup> day of August 1970, at 1:15 P. M., No. #4479

899-310.1-1-37