

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

1006 157

SEP 4 12 14 PM '74

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 _____
_____ **FORTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$47,500.00)** _____ 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 B. BIGGS and TONIE C. BIGGS, 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 shown on plat entitled "Revised Lots of Section IV POINSETTIA"; by J. L. Montgomery, III, dated July 30, 1974 and being all of Lot 164 and a portion of Lot 165, of said Section IV and having according to said Montgomery Plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin on the Southeasterly side of Bonwood Avenue, at the joint front corner of Lots Nos. 162 and 164, and running along the Southeastern edge of Bonwood Avenue, N. 44-59 E., 84.67 feet to an iron pin; thence continuing with the Southeasterly side of Bonwood Avenue, N. 39-33 E., 90 feet to an iron pin in the front line of Lot No. 165; thence a new line through Lot No. 165, S. 48-20 E., 242.8 feet to an iron pin; thence S. 40-50 W., 138.8 feet to an old iron pin; thence S. 30-31 W., 98.5 feet to an old iron pin; thence along the line of Lot No. 163, N. 41--56 W., 115.9 feet to an old iron pin at the joint corner of Lots 162, 163 and 164; thence with the joint line of Lots 162 and 164 N. 27-52 W., 159.12 feet to the beginning corner.

This conveyance is made subject to the restrictive and protective covenants affecting Section IV of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 921 at page 621.

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.



Greenville County
Stamps
Paid \$ 52.25
Act No. 380 Sec. 1

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)' 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)' 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 25th day of **August** 19 **74**.

SIGNED, sealed and delivered in the presence of:

Anne S. Allevone
Susan Z. Madden

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation
By: Guy S. Hendricks
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 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 25th day of **August** 19 **74**.

Susan Z. Madden (SEAL)

Notary Public for South Carolina.
My commission expires: 10/1/74

RECORDED this _____ day of **SEP 4** 19**74** at 12:11 P. M., No. **6331**

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