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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 FIFTY ONE THOUSAND AND NO/100THS----- 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 G. BINFORD AND KAY C. BINFORD, their heirs and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the City of Simpsonville, being shown as a portion of Lot No. 129 of Section No. Three of Poinsettia Subdivision as recorded in the R. M. C. Office for Greenville County in Plat Book PPP at page 141 and more particularly shown on plat entitled "Property of William G. Binford and Kay C. Binford", dated March 12, 1975, prepared by W. R. Williams, Jr., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Poinsettia Drive and running thence S. 39-25 W. 178.9 feet crossing Durban Creek back on line to an old iron pin on the sanitary sewer line right of way; thence N. 48-47 W. 62.7 feet to a manhole on sewer line; thence N. 74-39 W. 73.1 feet to an iron pin on the sanitary sewer line; thence N. 39-31 E. 220 feet to an old iron pin on the southern side of Poinsettia Drive crossing Durban Creek back on line; thence with the southern side of said drive S. 41-48 E. 87.1 feet to an iron pin on the southern side of said drive; thence continuing with the southern side of Poinsettia Drive S. 50-35 E. 42.9 feet to the point of beginning.

-899-318.1-1-40

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

This conveyance is made subject to restrictive covenants recorded in the R. M. C. Office for Greenville County in Deed Volume 858 at page 54.



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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 19th day of March 1975.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation  
By:

*James Z. Madden*  
*[Signature]*

*[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 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 19th day of March 1975

*James Z. Madden* SEAL

Notary Public for South Carolina  
My commission expires 1-1-81

RECORDED this 21 day of MAR 21 1975 10:59 A.M., No. 24527

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