

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

APR 16 10 18 AM '76  
DONNIE S. TANKERSLEY  
R.M.C.

Vol 1034 p. 789

KNOW ALL MEN BY THESE PRESENTS, that Creative Builders, Inc.,  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Greenville, State of South Carolina, in consideration of the sum of  
- - - Thirty-three thousand nine hundred fifty - - - - (\$33,950.00) - - - - - 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 Broughton E. Cooper and Jane C. Cooper, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the  
southern side of Montclaire Road, in the County of Greenville, State of South  
Carolina, being shown and designated as Lot 37 on a Plat of MONTCLAIRE,  
Section 3, prepared by R. B. Bruce, Surveyor, recorded in the R.M.C. Office  
for Greenville County in Plat Book WWW, at Page 57, and having, according to  
said Plat, the following metes and bounds:

BEGINNING at a point on the southern side of Montclaire Road, joint front corner  
of Lots 37 and 36, and running thence S 60-42 E, 150.1 feet; thence N 29-18 E,  
85.7 feet; thence along the common line of Lots 37 and 38, N 60-42 W, 150 feet  
to a point on the southern side of Montclaire Road; thence along the said Montclaire  
Road, S 29-18 W, 90 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning  
ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of C. Dan  
Joyner and P. Dayton Poole, dated December 22, 1975, recorded in the R.M.C.  
Office for Greenville County in Deed Book 1029, at Page 275.

77-290-1-75



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 15th day of April 19 76  
SIGNED, sealed and delivered in the presence of:

W. Carl Duff  
Ruth Drake

Creative Builders, Inc. (SEAL)  
A Corporation  
By: W. H. McCauley, II  
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 Cor-  
poration, 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 15th day of April 19 76 .  
W. Carl Duff (SEAL) Ruth Drake

Notary Public for South Carolina.  
My commission expires: 9/29/81

RECORDED this day of APR 16 1976 at 10:18 A. M., No. 20000

0780  
4328 (V.2)