

TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

Purchasers Address: 109 E. Fernwood Road, Simpsonville, S. C.

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

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SEP 27 3 28 PM '77

KNOW ALL MEN BY THESE PRESENTS THAT ANNIE S. TANNER GLEY

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-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$35,500.00) 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

RUSSELL J. WALLEN and RITA T. WALLEN, their heirs and assigns forever:

All that certain piece, parcel or lot of land being known and designated as Lot No. 34, Section I; of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, County of Greenville, State of South Carolina, plat of said Subdivision being recorded in the R.M.C. Office for Greenville County, in Plat Book BBB at page 103.

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

The above numbered lot is the same lot conveyed to the grantor herein by deed of Carlton L. Chandler, Jr. and Margaret H. Chandler, dated September 6, 1975 and recorded September 8, 1975 in Deed Volume 1023 at page 796 in the RMC Office for Greenville County, S. C.

This conveyance is made subject to the Restrictive and Protective Covenants affecting Section I, of Subdivision known as POINSETTIA, said Covenants being recorded in the R.M.C. Office for Greenville County in Deed Volume 778 at page 327.

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

- 899-313-1-71



71.00
Greenville County
Stamps
Paid \$ 39.15
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 24 day of September 1976.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By:

Annie S. Tanner Gley
R. W. Riley

Ralph S. Newcomb
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 24 day of September 1976

Notary Public for South Carolina.
My commission expires 1-12-78

RECORDED this 27th day of Sept 1976 at 3:28 P.M., No. 5151

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