

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

Grantee's Mailing Address: Greenville, S. C. 29640

VOL 1061 PAGE 470

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

29 3 25 PM '77
D. W. H. S. TANNER SLEY
R. 4. C.

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

-----THREE THOUSAND FIVE HUNDRED AND NO/100 (\$3,500.00)-----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

ARTISTIC BUILDERS, INC., its successors and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, Austin Township, being shown and designated as Lot No. 714, Sheet 2, Section VI, of WESTWOOD Subdivision, as shown on plat thereof recorded in Plat Book 5P at page 35, in the RMC Office for Greenville County, South Carolina. Reference is hereby made to said plat for a more particular description.

This conveyance is made subject to the restrictive covenants affecting Section VI of WESTWOOD Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1039 at page 42.

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

Being the portion of the same property conveyed to the granting corporation by deed of Alender M. Hughes, Jr., dated April 8, 1972, recorded April 10, 1972 in the RMC Office for Greenville County in Deed Volume 940 at page 493.



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 29th day of July 1977.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC.

(SEAL)

A Corporation
By:

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 29th day of July 1977

(SEAL)

Notary Public for South Carolina
My commission expires: 8-12-80

RECORDED this JUL 29 1977 at 3:25 P. M., No. 3197

470

4328 RV-2