

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 -----Nine Thousand Seven Hundred Nine and 42/100-----(\$9,709.42)-----Dollars, plus assumption of mortgage (see below)\* the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto EDGAR H. ELLIS, JR. and IRIS C. ELLIS, 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 known and designated as Lot No. 295, Section V, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R at page 87.

— 899 - 318.2 - 1 - 71

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

The above numbered lot was conveyed to the granting corporation by deed of Poinsett Realty Company recorded in the RMC Office for Greenville County in Deed Volume 1035 at page 195.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 1004 at page 83. *on April 23, 1976*

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.

\*As a portion of the consideration herein, the Grantee assumes and agrees to pay the balance due on that certain note and mortgage in favor of Laurens Federal Savings & Loan Association (now Heritage Federal Savings and Loan Association) in the original amount of \$37,800.00, recorded April 23, 1976 in Mortgage Book 1365 at page 781. Balance Due for assumption is \$35,290.58.

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 27<sup>th</sup> day of October 1978.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By:

*Nancy K. Gilbert*

*Boyd L. Newberry*  
President & Secretary

*E. P. Riley*

Secretary

STATE OF SOUTH CAROLINA }  
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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 27<sup>th</sup> day of October 1978

*Edward T. Riley* (SEAL)  
Notary Public for South Carolina.  
My commission expires: 8-12-80

*Nancy K. Gilbert*

RECORDED this OCT 31 day of 1978 at 1:15 P.M.

SOUTH CAROLINA COUNTY DOUGHERTY TAX  
★  
F.B. 1978  
11.00

4328 (RV-2)