

311 Neely Ferry Rd., Simpsonville, SC 29681

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

VOL 1118 PAGE 576

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RECORDED
JAN 10 1 09 PM '80
R.M.C. DEPT. OF REVENUE
GREENVILLE, S.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 NINE THOUSAND SEVEN HUNDRED (\$9,700.00)----- 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 JOHN PULLIAM, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina in the Town of Simpsonville being known and designated as Lot No. 1 on plat of PINE TREE as shown by plat thereof recorded in Plat Book 5D at page 63 in the RMC Office for Greenville County, S.C. and having, according to a recent survey for John Pulliam, prepared by J. L. Montgomery, III, R.L.S., dated January 3, 1980, the following metes and bounds, to-wit:
- 18-899-574.12-1-1

BEGINNING at an old iron pin on the easterly side of Neely Ferry Road at the joint front corner with property now or formerly of Holcombe and running thence with said Holcombe line N. 67-26 E. 93.5 feet to an old iron pin; thence continuing with said Holcombe line 75-50 E. 58.6 feet to an old iron pin; thence N. 27-37 W. 109.36 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence with the joint line of said lots S. 62-23 W. 150.00 feet to an old iron pin on the easterly side of Neely Ferry Road; thence with the easterly side of said road S. 27-37 E. 87.55 feet to the beginning corner. Being a portion of the same property conveyed to the Grantor herein by deed of Janie Daniel DeTreville, dated September 30, 1971, recorded October 15, 1971 in the RMC Office for Greenville County, S.C. in Deed Volume 927 at page 503.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as PINE TREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1014 at page 323. 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 Grantor assumes and agrees to pay the balance due on that certain note and mortgage in favor of Heritage Federal Savings & Loan Association in the original amount of \$38,800.00, recorded November 9, 1979 in Mortgage Book 1487 at page 727, in the RMC (over) 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 4th day of January 19 80

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation

Nancy K. Gilbert
E. P. Riley

By: *Ralph A. Henderson*
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 4th day of January 1980

E. P. Riley SEAL
Notary Public for South Carolina.
My commission expires: 8/12/80

Nancy K. Gilbert

RECORDED this _____ day of _____ 19____

GREENVILLE COUNTY
SOUTH CAROLINA
JAN 10 1980
PB 1234
11.00

0576

4328 RV-2