

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
SEP 3 1 28 PM '81

KNOW ALL MEN BY THESE PRESENTS, **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 **EIGHTY-NINE THOUSAND and NO/100 (\$89,000.00)**----- 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 **JAMES F. PHILLIPS and PATRICIA B. PHILLIPS, 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. 316, Section V, Sheet 2, 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 5P at page 34.

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

18 (899) 318.2-1-92

The above numbered lot was conveyed to the Granting Corporation herein by deed of Poinsett Realty Company of even date, to be recorded herewith.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, recorded in the RMC Office for Greenville County in Deed Volume 1044 at page 769.

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

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
178.00

GREENVILLE COUNTY
DOCUMENTARY TAX
97.90
SEP-3-81

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 2 day of September 1981.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation

By: Wash S. Hawkins
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 2 day of September 1981
Mary K. Gilbert (SEAL)

Notary Public for South Carolina
My commission expires: 11/21/80

RECORDED the SEP 3 1981 at 1:28 P. M., No. 5971

6190

4328 RV-2