

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 -----
-----Five Thousand and no/100 (\$5,000.00) -----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

ALVIN W. GREEN, his heirs and assigns forever:

All those certain pieces, parcels or lots of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lots No. 99 and 116 on Plat of Section II of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, dated September 16, 1970, and recorded in the RMC Office for Greenville County, in Plat Book 4-F at pages 44 and 45.

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

This is a portion of the property conveyed to the grantor by deeds of Janie Daniel Detraville, recorded in Deed Volume 888 at page 537, and of Lawrence A. Richard, etc., recorded in Deed Volume 888 at page 569.

This conveyance is made subject to the restrictive and protective covenants affecting Section II of Subdivision known as WESTWOOD, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 899 at page 347.

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.



550

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 22nd day of January 1971.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By: Ralph S. Hendricks
President & Secretary
Secretary

Jeff Cary Barrett
Gene D. Alvine

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 the grantor's 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 22nd day of January 19 71

Gene D. Alvine (SEAL)
Notary Public for South Carolina.

My Commission expires: 10/15/79.

Jeff Cary Barrett

RECORDED this 27th day of January 19 71, at 11:22 A. M., No. #17390

299-5747-1-81863