

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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FILED GREENVILLE CO. 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 FORTY-TWO THOUSAND AND NO/100 (\$42,000.00) 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 A. WALDEN and JO ANN A. WALDEN, their heirs and assigns forever:

All that piece, parcel or lot of land being known and designated as Lot No. 196, Section IV, 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-N at page 24.

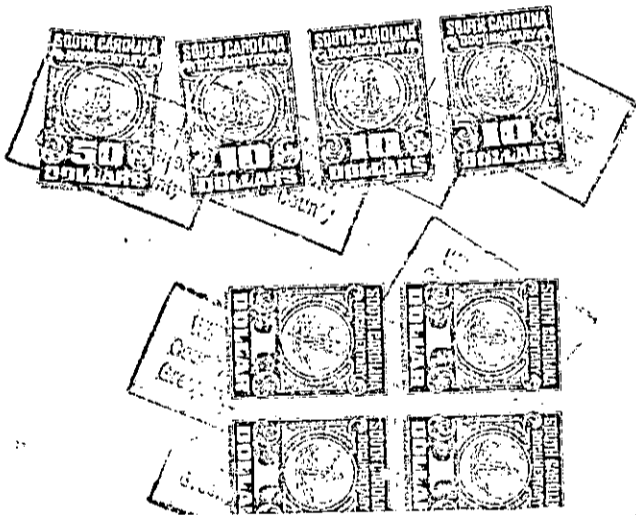
A more particular description of said above numbered lot may be had by reference to said plat.

The above numbered lot was conveyed to the granting corporation by deed recorded in the RMC Office for Greenville County in Deed Volume 970 at page 204.

This conveyance is made subject to the restrictive and protective covenants affecting Section IV of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 921 at page 621.

-899-312-1-67

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.



8400 Greenville County Stamps Paid \$4620 Act No. 380 Sec. 1

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 25th day of April 1973.

SIGNED, sealed and delivered in the presence of:

Donna Raires
Annal J. Aluvine

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By: Ralph S. Newdick
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 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 25th day of April 1973.

Annal J. Aluvine (SEAL)

Donna Raires

Notary Public for South Carolina.
My Commission expires: 10-15-79

RECORDED this 25th day of April 1973, at 2:55 P. M., No. 30269