

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Vol 1023 Page 125

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 -----  
-----\$4725.00 plus assumption of mortgage set out below ----- 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

MARY K. HOGAN, her heirs and assigns forever:

All that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 54 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D at page 63 in the RMC Office for Greenville County, South Carolina.

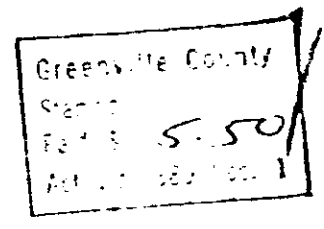
Reference to said plat is hereby craved for a more particular description.

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 grantee assumes and agrees to pay the balance due on that certian mortgage in favor of Laurens Federal Savings and Loan Association, dated July 3, 1975, in the original amount of \$27,100.00, recorded in the R. M. C. Office for Greenville County in REM Volume 1343 at page 253. The balance due for assumption Being \$26,775.00.

574.12-1-54



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 whensoever 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 13<sup>th</sup> day of August 19 75.

SIGNED, sealed and delivered in the presence of: BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation  
By: Ralph S. 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 13<sup>th</sup> day of August 19 75  
Hugh E. Johnson (SEAL)  
Notary Public for South Carolina.  
My commission expires: 11-21-81

RECORDED this day of AUG 25 1975 at 1:01 P. M., No. 5010

574.12-1-54

4328 RV-2J