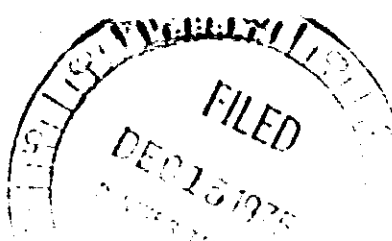


TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Vol 1028 14731

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
State of South Carolina, in consideration of FORTY-FIVE THOUSAND FIVE
HUNDRED AND No/100 (\$45,500.00) ----- 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 JOHN W. DICKENS AND LINDA C. DICKENS, their heirs and assigns forever:

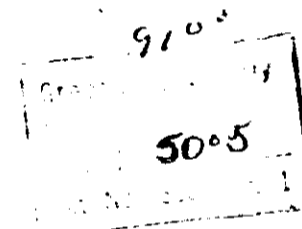
ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, School District 899 and being shown as Lot # 277, Poinsetta Subdivision, Section #5 on plat of record in the Office of the Register of Mesne Conveyances in Plat Book 4R, at page 87 and according to said plat having the following metes bounds, courses and distances as upon said plat will appear:

BEGINNING at an iron pin on the northwestern side of Rainwood Drive at joint front corners of Lots 277 and 276 and running with the joint line of said lots N. 59-40 W. 182.05 feet to an iron pin; thence N. 42-38 E. 160 feet to an iron pin, the joint rear corner of Lots 277 and 278; thence with the joint line of said lots S. 48-46 E. 175.78 feet to an iron pin on the northwestern side of Rainwood Drive; thence along the side of said drive S. 42-29W 97.58 feet and S. 38-45 W. 28 feet to an iron pin at the point of beginning.

— 899 - 318.2 - 1 - S3

This is the same property conveyed to the Grantor by deed recorded in the R.M.C. Office for Greenville County in Deed book 1015 at Page 459.

This property is made subject to easements, rights-of-way and set back lines recorded and in particular the restrictive covenants recorded in Deed Book 1004 at Page 83.



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 8th day of December 1975.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By: Ralph S. Hendricks

President, Ralph S. Hendricks

Secretary

[Handwritten signatures]

[Handwritten signature: Ralph S. Hendricks as Sect.]

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 8th day of December 1975.

Notary Public for South Carolina.

My commission expires 12-15-79

RECORDED this _____ day of _____ 19____, at 11:30 AM., No. 15443

4328 RV-2