

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Mar 3 2 33 PM '77  
CLERK OF COURTS

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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, Four Hundred Twenty-five & no/100-- and assumption of mortgage referred to below-----(\$5,425.00)-----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 C. BRUCE LANCASTER and ELAINE F. LANCASTER, their heirs and assigns forever:

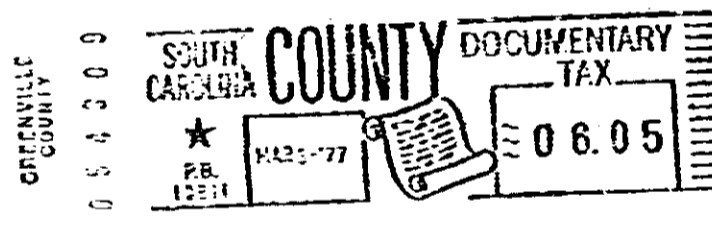
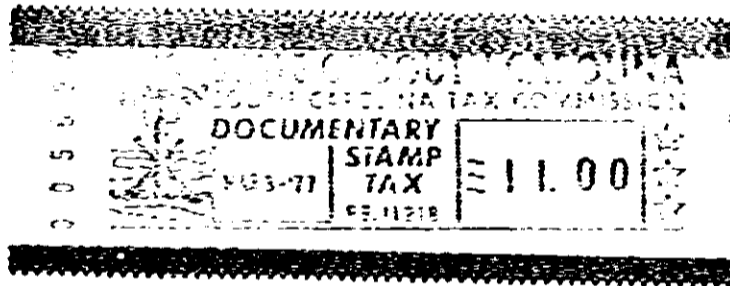
ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 46 of Subdivision known as PINETREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated May 19, 1974, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D at Page 63. Reference to said plat is hereby made for a more particular description.

This conveyance is subject to the restrictive and protective covenants affecting the Subdivision known as PINETREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1014 at Page 323.

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

As a portion of the consideration the grantees assume and agree to pay that certain note and mortgage given by the grantor to Laurens Federal Savings & Loan Association (now know as Heritage Federal Savings & Loan Association), in the original amount of \$28,475.00, recorded October 15, 1976 in REM Volume 1380 at page 545. The balance due for assumption is \$28,475.00.

250-374.12-1-46



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 18th day of February 1977.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)  
A Corporation  
By: Kay J. Nimitz  
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 18th day of February 1977

Notary Public for South Carolina.  
My commission expires: 8/10/78

RECORDED this MAR 3 1977 day of at 2:33 P. M., No. 22263

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