

108 Branchview Ct., Simpsonville, SC 29681

TITLE TO REAL ESTATE BY A CORPORATION prepared by Riley and Riley, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 24 2 52 PM '80
R.M.C. BANKERSLEY

BOOK 1134 PAGE 97

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 THIRTY-EIGHT THOUSAND
SEVEN HUNDRED and NO/100 (\$38,700.00)----- 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 GARY K. KRAUSE and LISA P. KRAUSE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville County, State
of South Carolina in the Town of Simpsonville being known and designated
as Lot No. 183 on plat of WESTWOOD SOUTH Subdivision, Section 1, Sheet 1
and recorded in the RMC Office for Greenville County, S.C. in Plat Book
6H, page 56 and having, according to a recent plat of property of
Gary K. and Lisa P. Krause dated September 22, 1980, prepared by R. B.
Bruce, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Branchview Court
at the joint front corner of Lots 183 and 184 and running thence with
the joint line of said lots S. 43-30 E. 181.72 feet to an iron pin;
thence S. 10-05 W. 88.5 feet to an iron pin in center of branch; thence
with the center line of branch as the line, the meanders of which are
N. 70-08 W. 118.15 feet to an iron pin at the joint rear corner of
Lots 182 and 183; thence with the joint line of said lots N. 13-19 W.
178.0 feet to an iron pin on the southeasterly side of Branchveiw Court;
thence with the curve of Branchview Court, the chords of which are S. 58-
00 E. 20 feet to an iron pin and N. 57-43 E. 30 feet to an iron pin, the
point of beginning.

This conveyance is made subject to the restrictive covenants affecting
Section 1, Sheet 1, of WESTWOOD SOUTH Subdivision, recorded in the RMC
Office for Greenville County, S.C. in Deed Volume 1082 at page 580.
This conveyance is also made subject to any restrictive covenants, building
setback lines and rights of way and easements which may affect the above
described property.

Being a portion of the same property conveyed to the granting corporation
herein by deed of Janie Daniel DeTreville, dated September 30, 1971
recorded October 15, 1971 in Deed Volume 1067 at page 512.

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 24th day of September 1980.
SIGNED, sealed and delivered in the presence of:

E. P. Riley
Nancy K. Gilbert

BUILDERS & DEVELOPERS, INC. (SEAL)
A Corporation
By: *Ralph J. Henricks*
President & Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
78.00

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 24th day of September 1980.
Edward P. Riley (SEAL)
Notary Public for South Carolina.
My commission expires: 7-29-90

Nancy K. Gilbert

RECORDED SEP 24 1980
at 2:52 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
42.90
SEP 24 '80

0097

4328 RV-2

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