

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S. C.
JUN 3 3 37 PM '76
DONNIE S. TANKERSLEY
R.M.C.

VOL 1037 PAGE 381

KNOW ALL MEN BY THESE PRESENTS That Builders & Developers, Inc.
a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at Simpsonville
in the State of South Carolina for and in consideration of the
sum of Three Thousand Three Hundred and No/100-----
-----(\$3,300.00)----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Artistic Builders, Inc, its successors and assigns forever:

ALL that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot 774 of Westwood, Section VI, and according to a plat entitled "Westwood Sec. VI" (Sheet No. 1 of 2 sheets), recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-X, Page 100, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Yellow Wood Drive, at the joint front corners of Lots Nos. 775 and 774 and running thence along the common boundary of Lot 775 N. 05-08 E. 156.23 feet to an iron pin at the joint rear corners of Lots 774 and 775; thence turning and running along the common boundary of Lot 774 and an area designated as "Park Area" S. 79-07 E. 90.00 feet to an iron pin at the joint rear corners of Lots Nos. 774 and 773; thence turning and running along the common boundary of Lot 773 S. 05-15 W. 135.95 feet to an iron pin on the northerly side of Yellow Wood Drive and at the joint front corners of Lots Nos. 774 and 773; thence turning and running along the northerly side of Yellow Wood Drive N. 87-59 W. 90.00 feet to an iron pin, the point of beginning.

The above conveyance is subject to those deed restrictions as appear of record in the Greenville County RMC Office in Deed Book 1013 at Page 61 and such other restrictions, set back lines, roadways, zoning ordinances, easements and rights of way affecting the above described property, and particularly those as may appear on the above cited plat for "Westwood Sec. VI", recorded in the RMC Office for Greenville County in Plat Book 4-X at Page 100.

- 899-574.13-1-87 (NOTED)

The above property being a portion of the same conveyed to the named Grantor by deed of Alender M. Hughes, Jr., also known as A. M. Hughes, Jr., dated April 8, 1972 and recorded in the Greenville County RMC Office on April 10, 1972 in Deed Book 940 at Page 493.



700
Greenville County
Sta 195
Paid \$ 3.95
Act No. 680 Sec. 1

4328 IV-23