

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

Grantees' Mailing Address: 10710 Glenwood Drive, Simpsonville, S. C. 29681 1059 PAGE 592
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 11 31 1977

FORWARD S. TANNER ROLEY
R.A.C.

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 -----

---\$5,700.00 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

F. EDWARD BARNETT and DIANNE M. BARNETT, their heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 294, Section V, Sheet I, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R at page 87.

A more particular description of said above numbered lot may be had by reference to said plat.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 1004 at page 83.

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

Being the same property conveyed to the grantor herein by deed of Poinsett Realty Company, dated April 22, 1976, recorded April 23, 1976 in Deed Volume 1035 at page 194.

As a portion of the consideration herein the grantees assume and agree to pay that certain note and mortgage in favor of Laurens Federal Savings & Loan Association (now Heritage Federal Savings & Loan Association) in the original amount of \$37,800.00, recorded April 23, 1976 in REM Volume 1365 at page 778. The balance due for assumption is \$37,800.00

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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 whosoever 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 30th day of June 1977.

SIGNED, sealed and delivered in the presence of:

BUILDERS & DEVELOPERS, INC. (SEAL)

A Corporation

By: *[Signature]*

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 30th day of June 1977

[Signature] SEAL *[Signature]*

Notary Public for South Carolina.
My commission expires: 8-12-80

RECORDED this day of JUL 1 1977 at 11:31 A. M., No. (3)

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