

TITLE TO REAL ESTATE-Prepared by KENDRICK STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

Vol 997 Page 277

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Forty-one Thousand and No/100 (\$41,000.00) 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 Frank N. Sperandeo and Joan K. Sperandeo, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the easterly intersection of Ladbroke Road and Charcross Court, being known and designated as Lot No. 369 on plat entitled "Del Norte Estates Section No. III, Sheet No. I" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 14 and 15 and having, according to said plat, the following metes and bounds, to-wit:

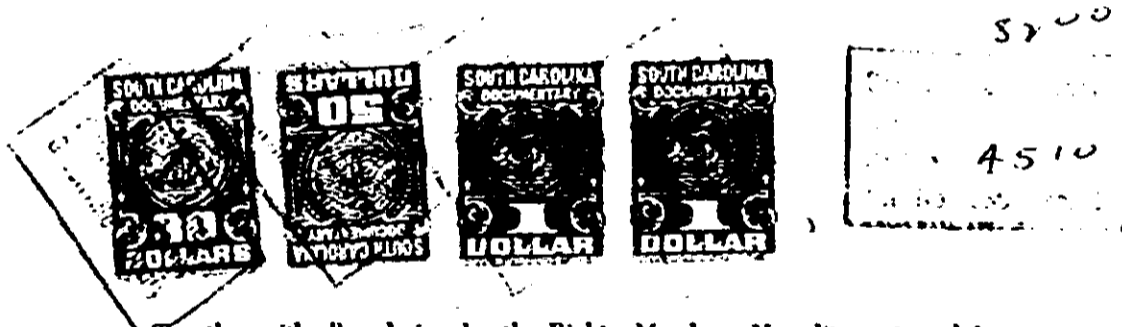
BEGINNING at an iron pin on the southeasterly side of Ladbroke Road, said pin being the joint front corner of Lots 368 and 369 and running thence with the common line of said lots S 52-16 E 123.8 feet to an iron pin, joint rear corner of Lots 369 and 370; thence with the common line of said lots S 44-45 W 135 feet to an iron pin on the northeasterly side of Charcross Court; thence with the northeasterly side of Charcross Court N 45-15 W 95 feet to an iron pin; thence N 0-52 W 35.75 feet to an iron pin on the southeasterly side of Ladbroke Road; thence with the southeasterly side of Ladbroke Road N 43-30 E 95 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book _____, page _____.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1974 TAXES.

-200-538.10-1-369



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, John C. Cothran, Vice President

on this the 17th day of April in the year of our Lord one thousand, nine hundred and seventy-four.

Signed, sealed and delivered in the presence of:

Walter C. [unclear]
Maye R. [unclear]

COTHRAN & DARBY BUILDERS, INC.
John C. Cothran (L.S.)
By Vice President
and

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw John C. Cothran as Vice President and _____ of Cothran & Darby Builders, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day of April A. D., 1974.
Maye R. [unclear] (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

RECORDED APR 17 '74

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