

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

Dec 23 2 17 PM '75

STATE OF SOUTH CAROLINA,
County of GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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 Sixty Six Thousand Nine Hundred Fifty Dollars and No/100 (\$66,950.00) 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

DONALD B. KOONCE, JR., and SUSAN M. KOONCE, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southeasterly side of Silver Creek Court, near the City of Greenville, South Carolina, being being known and designated as Lot No. 282 on plat entitled "Map No. 1, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Silver Creek Court, said pin being the joint front corner of Lots 281 and 282 and running thence with the common line of said lots S. 58-15 E. 150.5 feet to an iron pin, the joint rear corner of lots 281 and 282; thence N. 23-22-48 E. 73.2 feet to an iron pin; thence N. 32-46-18 E. 44.12 feet to an iron pin, the joint rear corner of Lots 282 and 283; thence with the common line of said lots N. 62-48-13 W. 148.64 feet to an iron pin on the southeasterly side of Silver Creek Court; thence with the southeasterly side of Silver Creek Court S. 27-11-47 W. 71.98 feet to an iron pin and continuing with said court S. 28-39-34 W. 33.01 feet to an iron pin, the point of beginning.

-195-534.3-1.34

This conveyance is subject to a 10 foot drainage easement and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deeds into grantors, see Deed Book 973, page 549, Deed Book 973, page 546 and Deed Book 973, page 153.

GRANTORS TO PAY 1975 TAXES.

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, successors, 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 successors, 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,

on this the 23rd day of December in the year of our Lord one thousand, nine hundred and seventy-five.

Signed, sealed and delivered in the presence of:

Elizabeth M. Alewine
Donna N. Barton

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that she saw John C. Cothran as Vice President and as 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 she, with Donna N. Barton, witnessed the execution thereof.

SWORN to before me this 23rd day of December A. D., 19 75
Donna N. Barton (L.S.)
Notary Public for South Carolina.
My Commission Expires: 9/22/82

Elizabeth M. Alewine 13-100

RECORDED DEC 23 1975 at 2:17 P/M

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