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DEED TO REAL ESTATE-Prepared by DONNIE S. TANKERSLEY
KENDRICK M. THOMPSON & JOHNSON, Attorneys at Law, Greenville, S. C.

Vol 1030 Page 989

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 - - - Seventy-two thousand five hundred - - - (\$72,500.00) - - - 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

GARY K. SMITH and MARILYN W. SMITH, 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 northeasterly side of Sugar Lake Court, near the City of Greenville, being designated as Lot No. 244 on plat entitled "Map No. 4, Section One, Sugar Creek", as recorded in Plat Book 5D, page 72, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sugar Lake Court and running thence N. 53-00 E. 110.25 feet to an iron pin; thence running N. 37-00 W. 145 feet to an iron pin; thence running N. 89-01-24 W. 45.14 feet to an iron pin, the joint rear corner of Lots 245 and 246; thence with the common line of said lots S. 02-00-49 E. 166.99 feet to an iron pin on Sugar Lake Court; thence with the northeasterly side of Sugar Lake Court on a curve the chord of which is S. 67-22-35 E. 41.69 feet to an iron pin, the point of beginning.

- 195-534.3-1-236

For Deed into Grantor, see Deed Book 1030, page 861.

This conveyance is subject to a 5 foot drainage and utilities easement across all side and rear lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.



14500
79.75

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 their 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 30th day of January in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

W. Clark Gaston, Jr.
Ruth Drake

COTHRAN & DARBY BUILDERS, INC., (L.S.)

By *John G. Cothran*
and *John G. Cothran*
Vice President

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Ruth Drake and made oath that she
saw John G. Cothran as Vice President and
as John G. 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 W. Clark Gaston, Jr., witnessed the execution thereof.

SWORN to before me this 30th day
of January A. D., 19 76
W. Clark Gaston, Jr. (L.S.)
Notary Public for South Carolina.
My comm. expires 1-29-81

Ruth Drake

RECORDED FEB 2 '76 at 10:08 A.M.

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