

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

VOL 1032 PAGE 960

STATE OF SOUTH CAROLINA, } DONNIE S. TANKERSLEY
County of GREENVILLE } 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 One Thousand Five Hundred and No/100 (\$61,500.00) - - - - - 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

BRUCE A. STEPHEN and ELLEN F. STEPHEN, 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 Stone Ridge Road, near the City of Greenville, being known and designated as Lot No. 245 on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, page 72, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Stone Ridge Road, said pin being the joint corner of Lots 245 and 246 and running with the common line of said lots N. 53-00 E. 66.25 feet to an iron pin; thence continuing with the common line of said lots N. 37-50-00 E. 95 feet to an iron pin, the joint rear corner of Lots 245 and 246; thence S. 89-01-24 E. 44.12 feet to an iron pin, the joint rear corner of Lots 244 and 245; thence with the common line of said lots S. 02-00-49 E. 166.99 feet to an iron pin on the northerly side of Sugar Lake Court; thence with the northerly side of Sugar Lake Court on a curve the chord of which is N. 94-59-11 W. 73.72 feet to an iron pin on the northerly side of Stone Ridge Road; thence with the northerly side of Stone Ridge Road N. 82-00-00 W. 35.36 feet to an iron pin on Stone Ridge Road; thence continuing with Stone Ridge Road N. 37-00 W. 130.07 feet to an iron pin, the point of beginning.

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This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property, and is subject to a 25 foot sewer easement across the rear lot line.

For deed into grantor, see Deed Book 1027, page 263.

GRANTEES TO PAY 1976 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, their 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, John C. Cothran, Vice President,

on this the 12th day of March in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

Carolyn B. Love
Elizabeth M. Allen

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

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 12th day of March A. D. 1976
Elizabeth M. Allen (L.S.)
Notary Public for South Carolina
My Commission Expires: July 16, 1985

RECORDED MAR 12 '76 at 4:41 P.M.
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