

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephens & Co., Attorneys at Law, Greenville, S. C.

FILED

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 13 11 19 AM '76

Vol 1034 p. 597

DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that we, M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR. AND JOHN COTHRAN COMPANY, INC., a South Carolina corporation,

in consideration of Nine Thousand Five Hundred and No/100 (\$9,500.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto COTHRAN & DARBY BUILDERS, INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Meadow Creek Court near the City of Greenville, South Carolina, being known and designated as Lot No. 162 on a plat entitled "Map No. 2, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book , at page , and having, according to said plat, the following metes and bounds, to-wit: - 195-534.3-1.75

BEGINNING at the iron pin on the southerly side of Meadow Creek Court, said pin being the joint front corner of Lots 162 and 163 and running thence with the common line of said lots, S. 30-44-55 E. 135.96 feet to an iron pin, the joint rear corner of Lots 162 and 163; thence S. 56-36-54 W. 72.09 feet to an iron pin; thence S. 77-52-44 W. 137.91 feet to an iron pin, the joint rear corner of Lots 161 and 162; thence with the common line of said lots N. 21-16-53 E. 162.37 feet to an iron pin on the southerly side of Meadow Creek Court; thence with the southerly side of Meadow Creek Court on a curve, the chord of which is N. 62-49-38 E. 74.84 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, 30 foot building line, 10 foot drainage easement across the rear lot, 25 foot sewer easement across side lot line, roadways and right of ways that affect the above described property, if any.

For deed into grantors, see Deed Book 973, at page 546, Deed Book 973, at page 549 and Deed Book 973, at page 753.

GRANTEES TO PAY 1976 TAXES.



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)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 12th day of April 1976
M. Graham Proffitt III (SEAL)
Ellis L. Darby Jr (SEAL)
SIGNED, sealed and delivered in the presence of:
John C. Cothran (SEAL)
John C. Cothran COMPANY, INC. a S.C. CORP
Judith S. Porter (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 12th day of April 1976
Judith S. Porter (SEAL)
Notary Public for South Carolina 9/16/85
My commission expires:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
RENUNCIATION OF DOWER
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 12th day of April 1976
Judith S. Porter (SEAL)
Notary Public for South Carolina 9/16/85
My commission expires:

RECORDED this day of 19 at M., No.

534.3

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