

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

APR 19 9 53 AM '76

STATE OF SOUTH CAROLINA,
County of GREENVILLE

DONNIE S. TANKERSLEY
R.H.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 Fifty Three Thousand Nine Hundred Fifty and No/100 (\$53,950.00) - - -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 THOMAS M. DONOVAN AND BARBARA P. DONOVAN, 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 northwesterly side of Sugar Creek Lane, being known and designated as Lot No. 125 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 northwesterly side of Sugar Creek Lane, said pin being the joint front corner of Lots Nos. 124 and 125 and running thence with the common line of said lots N. 52-10-22 W. 176.54 feet to an iron pin, the joint rear corner of Lot Nos. 124 and 125; thence S. 38-36-18 W. 125 feet to an iron pin, the joint rear corner of Lots Nos. 125 and 126; thence with the common line of said lots S. 52-10-00 E. 178.23 feet to an iron pin on the northwesterly side of Sugar Creek Lane; thence with the northwesterly side of said lane N. 37-50-00 E. 124.99 feet to an iron pin, the point of beginning.

-195-5343-1-191

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 1026, page 543.

GRANTEES TO PAY 1976 TAXES.



Greenville County
Stamps
Paid \$ 59.40
Act No. 380 Sec. 1

*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, its 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 19th day of April in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

Elizabeth M. Alvarado
Elizabeth M. Alvarado

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

John C. Cothran
By: John C. Cothran, Vice President

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that I saw John C. Cothran as Vice President 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 he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of April A. D., 1976
Elizabeth M. Alvarado (L.S.)
Notary Public for South Carolina
My Commission Expires: 7/16/85

RECORDED APR 19 1976

at 9:53 A.M.

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