

TITLE TO REAL ESTATE - Prepared by KENNETH J. JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, BONNIE 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 Nineteen Thousand Nine Hundred Fifty and No/100 (\$19,950.00) and 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

HENRY C. EGAN AND KAROLE K. EGAN, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northeasterly side of Sugar Lake Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 243 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, at 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 the cul de sac of Sugar Lake Court, said iron pin being the joint front corner of Lot Nos. 242 and 243 and running thence S. 68-42-24 E. 162.17 feet to an iron pin, the joint rear corner of said lots; turning and running thence N. 52-24-42 E. 50.73 feet to an iron pin, the joint rear corner of Lot Nos. 240 and 243; turning and running thence N. 37-44-01 W. 175.00 feet to an iron pin; turning and running thence S. 53-00-00 W. 110.25 feet to an iron pin on the northeasterly side of the cul de sac of Sugar Lake Court; turning and running thence to a point on the northeasterly side of Sugar Lake Court; turning and running thence along Sugar Lake Court on a curve the chord of which is S. 04-59-01 E. 44.27 feet to an iron pin, the point of beginning.

This conveyance is subject to a five foot drainage and utility 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.

For deed into grantor, see Deed Book 1031, page 2. - 145 - 534.3 - 1-235

As a part of the consideration herein the grantee(s) does) hereby assume and agree to pay the balance due of \$50,000.00, on that certain mortgage given by the grantor(s) herein to South Carolina Federal Savings and Loan Association, in the face amount of \$55,000.00, dated February 2, 1976 and recorded February 2, 1976, in the RMC OFFICE of Greenville County, S. C. in Mortgage Book 1359, page 379.

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 21 day of February, 1976, in the year of our Lord one thousand, nine hundred and seventy-six.

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

Signed, sealed and delivered in the presence of
Thomas J. Johnson
Thomas J. Johnson

STATE OF SOUTH CAROLINA
County of GREENVILLE

Greenville County
Stamps
Feb 22 1976
Art. No. 37 Sec. 1

PERSONALLY appeared before me the undersigned witness and made oath that(s) he 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(s) he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21 day of February, 1976 A. D. 1976
Thomas J. Johnson (L.S.)
Notary Public for South Carolina
My Commission Expires: 2-21-77

RECORDED FEB 21 1976 at 2:00 PM 2705



4328 (R.2)