

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

1035-565

STATE OF SOUTH CAROLINA,
County of GREENVILLE

DONNIE S. TANKERSLEY
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 Thousand and No/100 (\$60,000.00) ----- 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

C. STEPHEN CORNWELL AND DEBORAH M. CORNWELL, 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, near the City of Greenville, South Carolina, being known and designated as Lot No. 130 on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, page 72, and having according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the northwesterly side of Sugar Creek Lane, said pin being the joint front corner of Lot Nos. 129 and 130 and running thence with the common line of said lots N. 43-45-00 W. 157.48 feet to an iron pin, the joint rear corner of Lot Nos. 129 and 130; thence S. 45-16-51 W. 125.08 feet to an iron pin, the joint rear corner of Lot Nos. 130 and 131; thence with the common line of said lots S. 67-39-28 E. 183.33 feet to an iron pin on the northwesterly side of Sugar Creek Lane; thence with the northwesterly side of Sugar Creek Lane on a curve the chord of which is N. 34-17-46 E. 76.64 feet to an iron pin; thence continuing with said Lane N. 46-15-00 E. 22.81 feet to an iron pin, the point of beginning.

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 along rear lot line and a 5 foot drainage and utility easement along side and rear lot lines.

For deed into grantor, see Deed Book 1035, at Page 523.

GRANTEES TO PAY 1976 TAXES.



Greenville County
Stamp
Paid \$66.00
Act No. 200 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, 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 its 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 30th 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
Stephen M. Alvarado

COTHRAN & DARBY BUILDERS, INC. (I.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 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 30th day
of April A. D. 1976
Elizabeth M. Alvarado (I.S.)
Notary Public for South Carolina

My Commission Expires: 7/16/85

RECORDED APR 30 '76 At 11:43 A.M.

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