

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
MAY 4 11 1976
DONNIE S. TANKERSLEY
M.C.

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 Sugar Lake Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 150, 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: - 195 - 534 3 - 1 - 316 WFC

BEGINNING at an iron pin on the southerly side of Sugar Lake Court, said pin being the joint front corner of Lots 149 and 150 and running thence with the common line of said lots S. 17-00-20 W. 172.68 feet to an iron pin, the joint rear corner of Lots 149 and 150; thence S. 29-54-22 E. 56.22 feet to an iron pin, the joint rear corner of Lots 150 and 154; thence N. 50-56-34 E. 215.64 feet to an iron pin, the joint rear corner of Lots 150 and 151; thence with the common line of said lots N. 46-01-11 W. 131.16 feet to an iron pin on the southerly side of Sugar Lake Court; thence with the southerly side of Sugar Lake Court on a curve the chord of which is S. 63-01-31 W. 52.27 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 to a 25 foot sewer easement along side lot line, a 10 foot drainage easement along side lot line, and a five foot drainage and utility easement along rear and side lot lines.

For deed into grantors, see Deed Book 973, page 543, and Deed Book 959, page 614.

GRANTEE TO PAY 1976 TAXES.



Greenville County, S.C.
10.45
Total \$10.45

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(s) hand(s) and seal(s) this 2nd day of April 1976.

SIGNED, sealed and delivered in the presence of:
Elizabeth M. Alamine (SEAL)
John C. Cothran, President (SEAL)
M. Graham Proffitt, III (SEAL)
Ellis L. Darby, Jr. (SEAL)
John Cothran Company, Inc. (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(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 2nd day of April 1976
Elizabeth M. Alamine (SEAL)
Notary Public for South Carolina
My commission expires: 7/16/85



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 2nd day of April 1976
Elizabeth M. Alamine (SEAL)
Notary Public for South Carolina
My commission expires: 7/16/85

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

0708

4328 RV-2J