Title to Real Estate by a Corporation-Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C. 23 Sugar Creek Lane

State of South Carolina,

County of GREENVILLE

FILED

GREENVILLE CO. S. C

OT 23 12 48 FM TO

CONVERSITY

R 4 C

va 1045 ma S10

3.00

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-nine Thousand Nine Hundred Fifty and No/100 (\$59,950.00)

dollars,

杓、

**O**-

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 Norman B. Bessac and Joy F. Bessac, 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 southwesterly side of Sugar Creek Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 135 on a plat entitled "Map 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: -195 - 534.3 - 1 - 201

BEGINNING at an iron pin on the southwesterly side of Sugar Creek Lane, said pin being the joint front corner of Lots No. 134 and 135 and running thence with the southwesterly side of Sugar Creek Lane S 30-44-00 E 86.76 feet to an iron pin; thence continuing with said Lane on a curve, the chord of which is S 15-12-00 E 102.23 feet to an iron pin; thence continuing with said Lane S 00-20-00 W 126.7 feet to an iron pin in the line of property now or formerly owned by Collett & Coleman; thence N 36-51-00 W 36.60 feet to an iron pin; thence continuing N 36-18-12 W 259 feet to an iron pin, the joint rear corner of Lots No. 134 and 135; thence with the common line of said lots N 59-16-00 E 126.45 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, 30 foot building line, 5 foot drainage and utility easement across rear and side lot lines, roadways and right of ways that affect the above described property, if any.

For deed into grantor, see Deed Book 1037, page 815, as conveyed by M. Graham Proffitt, Ellis L. Darby, Jr. and John Cothran Co. and recorded on June 11, 1976.



