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

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State of South Carolina,

County of

GREENVILLE

GREENVILLE CO.S. C.

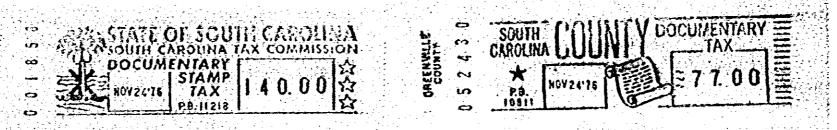
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COMMISSION STANKERSLEY

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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-nine Thousand Nine Hundred Fifty and No/100 (\$69,950.00)

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 Franklin C. Skala and Jean A. Skala, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the southerly intersection of Stone Ridge Road and Meadow Creek Court, near the City of Greenville, S. C., being known and designated as Lot No. 164, on plat entitled 'Map No. 2, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Meadow Creek Court, said pin being the joint front corner of Lot No. 163 and 164 and running thence with the common line of said lots S 33-52-30 E 150.06 feet to an iron pin, the joint rear corner of Lots Nos. 163 and 164; thence N 56-36-54 E 145 feet to an iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road N 37-11-44 W 37.54 feet to an iron pin; thence continuing with said Road N 37-43-2 W 89.68 feet to an iron pin at the intersection of Stone Ridge Road and Meadow Creek Court; thence with said intersection N 80-58-02 W 36.49 feet to an iron pin on the southerly side of Meadow Creek Court; thence with the southerly side of Meadow Creek Court S 55-45-58 W 110.29 feet to an iron pin, the point of beginning.

This conveyance is subject to a five foot drainage and utility easement along side and rear lot lines and a 10 foot drainage across rear lot line, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is a portion of the property conveyed to the grantor herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr., deted and recorded Lay 1, 1973, in Deed Book 973, page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc. dated and recorded May 1, 1973, in Deed Book 973, page 549, and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1973, in Deed Book 973, page 753.

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