

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson, Johnson & Helgner, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

JAN 7 3 54 PM '77

VOL 1049 PAGE 295

KNOW ALL MEN BY THESE PRESENTS, that we, M. C. PROFFITT, Inc., DONNIE S. LANKERSLEY, Inc., 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 Cotixan & 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 northerly side of Stone Ridge Court, near the City of Greenville, S. C., being known and designated as Lot No. 214 on plat entitled "Map No. 2, Section 1, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Stone Ridge Court, said pin being the joint front corner of Lots 214 and 215 and running thence with the common line of said lots N 08-58-00 W 140.16 feet to an iron pin, the joint rear corner of Lots 214 and 215; thence N 66-33-17 E 126.75 feet to an iron pin, the joint rear corner of Lots 213 and 214; thence with the common line of said lots S 05-29-57 E 159.64 feet to an iron pin on the northerly side of Stone Ridge Court; thence with the northerly side of Stone Ridge Court, on a curve the chord of which is S 60-19-43 W 35.36 feet to an iron pin on the northerly side of Stone Ridge Court; thence continuing with the northerly side of Stone Ridge Court S 81-02-00 W 80 feet to an iron pin, the point of beginning.

-195-5543-1-127

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, including a 5 foot drainage and utility easement rear and side lot lines, affecting the above described property.

This is a portion of the property conveyed to the grantor herein by deed of Cotixan & Darby Builders, Inc. to Ellis L. Darby, Jr. dated and recorded May 1, 1973 in Deed Book 973, page 546, also by deed of Cotixan & Darby Builders, Inc. to John Cothran Company, Inc. dated and recorded May 1, 1973, in Deed Book 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.

250 W

WITNESS the grantor's(s) hand(s) and seal(s) this 4th day of January 1977

SIGNED, sealed and delivered in the presence of:  
Mayer R. Johnson (SEAL)  
John Cothran Company, Inc. (SEAL)  
Ellis L. Darby, Jr. (SEAL)  
President (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 4th day of January 19 77  
Notary Public for South Carolina (SEAL)  
My commission expires: 4/2/79

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  
4th day of January 1977.  
Notary Public for South Carolina (SEAL)  
My commission expires: 4/2/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

534.3 (CONTINUED ON NEXT PAGE)

RECORDED

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