

TITLE TO REAL ESTATE-Prepared by Hill, Wyatt & Foye, P.C., Greenville, S. C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

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 Twenty Thousand Dollars (\$20,000.00) and assumption of mortgage as set forth below 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 PAUL P. KARNS and SARA E. KARNS, 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 southeasterly corner of the intersection of Stone Ridge Road and Grey Stone Court, near the City of Greenville, South Carolina, and being designated as Lot 216 on Map No. 2, Section I of Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Stone Ridge Road and Grey Stone Court and running thence along the southerly side of Grey Stone Court N. 75-03-28 E. 81.85 feet to an iron pin, joint front corner of Lots 216 and 217; thence along the common line of said Lots S. 19-32-42 E. 158.53 feet to an iron pin in the line of Lot 215; thence along the common line of Lots 215 and 216 S. 81-02-00 W. 125 feet to an iron pin on the easterly side of Stone Ridge Road; thence along said Road N. 12-58-00 W. 122.61 feet to an iron pin, corner of said Road and Grey Stone Court; thence along the corner of said Intersection on a curve the chord of which is N. 33-59-48 E. 34.20 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded March 15, 1977, in Deed Book 1052, page 705.

Restrictions applicable to this subdivision are recorded in the RMC Office for Greenville County, S. C., in Deed Book 1036, page 149. This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

GRANTEES TO PAY 1977 TAXES.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$49,950.00, on that certain mortgage given by the grantor herein to South Carolina Federal Savings and Loan Association in the face amount of \$55,500.00 dated March 14, 1977, and recorded March 15, 1977, in Mortgage Book 1391, page 664.

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 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 their 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 1st day of June in the year of our Lord one thousand, nine hundred and seventy-seven.

Signed, sealed and delivered in the presence of:

*Elizabeth M. Alvarado*  
*Shirley B. ...*

GOTHRAN & DARBY BUILDERS, INC.  
By *John C. Cothran* (U.S.)  
Vice President

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY TAX STAMP  
JUN-1977 TAX 40.00  
PB. 11215

PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran as Vice President and 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of June A. D., 1977  
*Shirley B. ...* (L.S.)  
Notary Public for South Carolina.

My Commission Expires: 11/19/79  
Recorded June 1, 1977 at 11:51 A/M

*Elizabeth M. Alvarado*  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
JUN-1977 TAX 22.00  
PB. 12811

33036

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