

Grantee: 3 Sugar Creek Rd.

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

VOL 1056 PAGE 789

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S.C.

MAY 13 10 53 AM '77

VOL 1068 REC. 947

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 the State aforesaid, in consideration of the sum of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars,

to us in hand paid at and before the sealing of these presents by COTHRAN & DARBY BUILDERS, INC.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said COTHRAN & DARBY BUILDERS, INC., its successors and assigns forever:

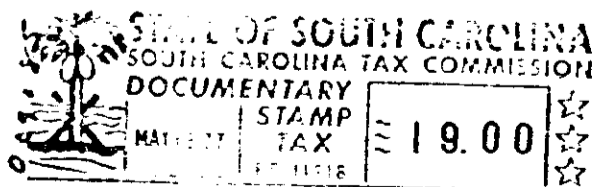
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Stone Ridge Court, near the City of Greenville, S. C., being known and designated as Lot No. 213 on plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the 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: *NOTE* - 195-534.3-1-126

BEGINNING at an iron pin on the northerly side of Stone Ridge Court, said pin being the joint front corner of Lots 213 and 214 and running thence with the common line of said lots N 05-29-57 W 159.64 feet to an iron pin, the joint rear corner of Lots 213 and 214; thence N 66-33-17 E 83.76 feet to an iron pin, the joint rear corner of Lots 213 and 218; thence S 43-33-16 E 76.24 feet to an iron pin; thence S 24-06-30 W 135 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 N 76-51-57 W 60.52 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the grantors herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr., dated and recorded May 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.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

3.50 AM
3.50 CI



0960

27-2