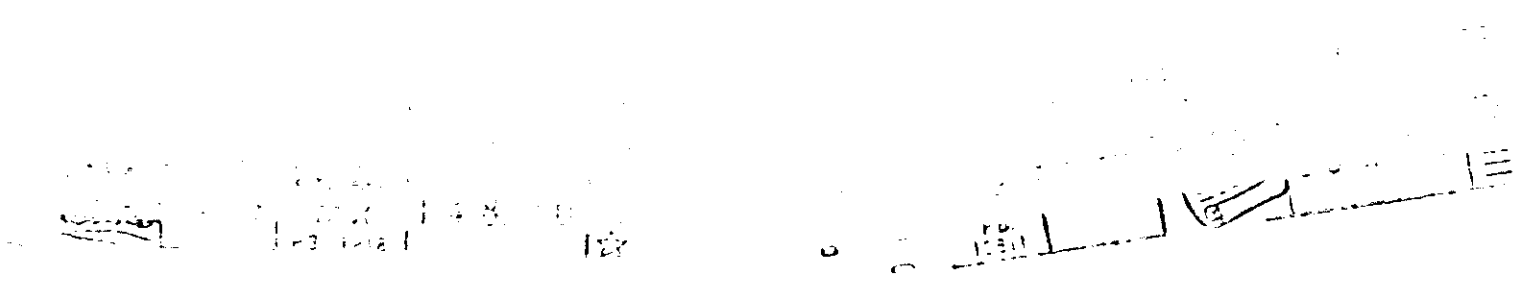


106 Stone Ridge Court, Greer, S. C. 29651

1071 030

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 Seventy-three Thousand Nine Hundred Fifty and No/100 (\$73,950.00)

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 THOMAS M. SMITH and MERCENE K. SMITH, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, being known and designated as a major portion of Lot 211 and a small portion of Lot 210 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 a more recent survey entitled "Revision of Lots 211 and 210 Sugar Creek, Section I, Map No. 2" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5V, page 26 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Stone Ridge Court said pin being the joint front corner of Lots 210 and 211 and running thence with the southerly side of Stone Ridge Court on a curve, the chord of which is N 82-50 E 38.2 feet to an iron pin; thence continuing with Stone Ridge Court on a curve, the chord of which is N 40-21 E 34.07 feet to an iron pin; thence S 87-02 E 86.8 feet to an iron pin; thence S 1-49 W 23.3 feet to an iron pin; thence S 80-10 E 95.16 feet to an iron pin in center of branch; thence with center of branch as the line, the traverse line being S 9-08 E 137.65 feet to an iron pin; thence S 81-02 W 235.7 feet to an iron pin, the joint rear corner of Lots 210 and 211; thence with the common line of said lots N 8-48 W 188.05 feet to an iron pin, the point of beginning.

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

This is the identical property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated January 10, 1978, and recorded in the RMC Office for Greenville County, in Deed Book 1071, page 632, on January 10, 1978.

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