

213 White Water Court, Greer, S. C. 29651

State of South Carolina,

VOL 1075 PAGE 192

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

MAR 13 2 21 PM '78

DONNIE S. TANKERSLEY
R.H.C.

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-one Thousand Five Hundred and No/100 (\$71,500.00)

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 BENJAMIN J. SELLERS and JANET A. SELLERS, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of White Water Court, near the City of Greenville, S. C., and being designated as Lot 172 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 85 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of White Water Court, joint front corner of Lots 172 and 173 and running thence along common line of said lots S 04-06-41 W 145.64 feet to an iron pin in the line of Lot 185; thence along the common line of Lots 172 and 185 S 64-13-45 W 94.09 feet to an iron pin; thence N 26-40-07 W 162 feet to an iron pin; thence N 64-55-22 E 145 feet to an iron pin on White Water Court; thence along said Court on a curve the chord of which is N 49-16-28 E 41.69 feet to an iron pin, the point of beginning.

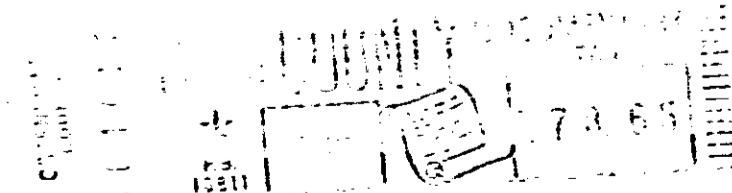
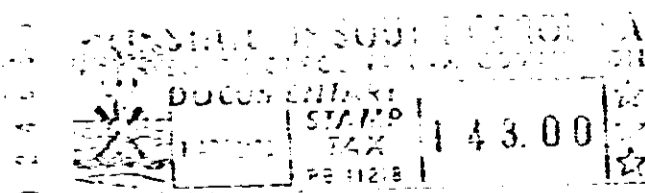
This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property, and is subject to a 5 foot drainage and utility easement along all side and rear lot lines, and a 25 foot sewer easement along said lot line.

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. said deed dated October 14, 1977, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1066, page 849, on October 17, 1977.

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