

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 Eight Thousand Five Hundred and no/100 (\$78,500.00) ----- 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 GRAHAM GENE PHILLIPS and CLAIR G. PHILLIPS, theirs heirs and assigns forever.

All that certain piece, parcel or lot of land with the improvements and buildings
thereon, lying and being on the southeasterly side of Briar Creek Road, near the
City of Greenville, S. C., and being known and designated as Lot No. 95, on plat entitled
"Sugar Creek, Map No. Five" as recorded in the RMC Office for Greenville County, S. C.,
in Plat Book 6H, page 2, and having according to said plat the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Briar Creek Road, joint front
corner of Lots No. 94 and 95, and running thence along the common line of said lots
S. 69-46 E. 178.37 feet to an iron pin in the center of branch, the branch being the
line; thence running along the center of said branch as the line N. 9-32-02 E. 105.84
feet to an iron pin, joint rear corner of Lots No. 95 and 96; thence turning and
running N. 69-46 W. 158.72 feet to an iron pin on the southeasterly side of Briar
Creek Road; thence along the right of way of Briar Creek Road S. 20-14 W. 104 feet to
an iron pin, the point of BEGINNING.

This conveyance is subject to all easements, rights of way of record, including but not
limited to a 25' sanitary sewer easement as shown on said plat; a 10' drainage ease-
ment as shown on plat; drainage and utilities easement 5' each side of all side and
rear lot lines; 30' building set-back line; and restrictions recorded in Deed Book
1065, page 795.

-195-534.3-1-282

This is the same property conveyed to the grantor herein by deed of N. Graham Proffitt,
III, Ellis L. Darby, Jr. and John Cothran Company, Inc. of even date herewith to be
recorded.

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) hereinafter named,
successors, 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) hereinafter named, and its successors, 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 29th day of May in the year of our Lord one thousand, nine hundred and
seventy-eight.

Signed, sealed and delivered in the presence of:
Elizabeth M. Alewine
John C. Cothran

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that She
saw John C. Cothran Vice President
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
Schaefer B. Kendrick, witnessed the execution thereof.

SWORN to before me this 29th day
of May, A. D. 1978
John C. Cothran
Notary Public for South Carolina
My Commission Expires 11/19/79

Elizabeth M. Alewine

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