

Grantee's Address: 207 Briarcreek Road, Sugar Creek, Greer, S. C. 29651
TITLE TO REAL ESTATE BY A CORPORATION

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
SEP 20 4 44 PM '78

KNOW ALL MEN BY THESE PRESENTS, that **COCHRAN & DARBY BUILDERS, Inc.**

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ninety Two Thousand Five Hundred and No/100 ----- (\$92,500.00) ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Daniel G. Giron and Michelle P. Giron, for and during the term of their joint lives and on the death of either to the Survivor and his or her heirs and assigns forever:

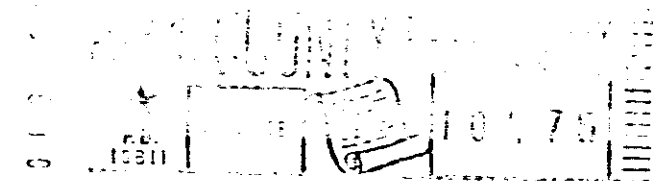
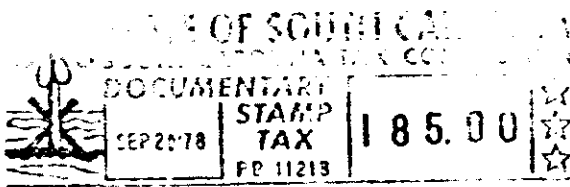
ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the eastern side of Briarcreek Road, near the City of Greenville, South Carolina, and being designated as Lot 106 on Map No. 5 of Sugar Creek as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6H, Page 2, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Briarcreek Road, joint corner of Lots 349 and 106; thence S. 45-00 E. 156.41 feet to an iron pin; thence S. 38-42-43 W. 105.64 feet to an iron pin, joint corner Lots 106 and 105; thence N. 45-00 W. 167.98 feet to an iron pin; thence N.45-00 E. 105 feet to 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.

This is the same property conveyed to the grantor by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cochran Company, dated May 10, 1978 and recorded May 13, 1978 in the Office of the RMC for Greenville County, South Carolina in Deed Book 1079, at Page 263.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), ~~and his or her heirs and assigns forever~~ And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof for and during the term of their joint lives and on the death of either to the survivor and his or her heirs and assigns forever.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 20th day of September 1978.

SIGNED, sealed and delivered in the presence of:

Sara A. Barfield
Sara A. Barfield

COCHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
By: *[Signature]* Vice President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of September 1978.
Sara A. Barfield (SEAL)

Notary Public for South Carolina.
My commission expires: 10-19-80

RECORDED this 20th day of Sept 19 78, at 4:44 P/ M., No. 9157

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