

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

225 Briar Creek Road, Greer, S.C. 29651
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 103 PAGE 653

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 a principal place of business at
GREENVILLE, State of SOUTH CAROLINA, in consideration of Eighty-Six Thousand Nine
Hundred Fifty and no/100ths (\$86,950.00)-----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 H. BRUCE BAKER and LUANNE L. BAKER, 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 Southeasterly side of Briar Creek Road, near the City of Greenville, S.C., and being known and designated as Lot No. 97 on plat entitled "Map No. 5, Sugar Creek" as recorded in the R. M. C. 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, said pin being the joint front corner of Lot Nos. 96 and 97 and running thence with the common line of said lots S. 62-30-43 E. 141.55 feet to an iron pin the joint rear corner of Lot Nos. 96 and 97; thence with the center of the branch as the line the traverse line being N. 36-34-03 E. 99.04 feet to a point the joint rear corner of Lot Nos. 97 and 98; thence with the common line of said lots N. 57-26 W. 151.15 feet to an iron pin on the Southeasterly side of Briar Creek Road; thence with the Southeasterly side of Briar Creek Road S. 32-34 W. 40 feet to an iron pin; thence continuing with the said road S. 30-01-39 W. 72 feet to an iron pin the point of beginning.

This conveyance is subject to a 25 foot sewer right of way and 10 foot drainage easement across the rear point of the lot and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

-195-534.3-1-284

This is the identical property conveyed to the grantors herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. on July 5, 1978, recorded July 5, 1978 in the R. M. C. Office for Greenville, South Carolina in Deed Book 1082 at page 506.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
JAN-79
P.B. 11218
174.00
Grantor to pay 1978 taxes.

GREENVILLE COUNTY
071695
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★
P.B. 10511
JAN 2 '79
95.70

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 the grantee's(s) heirs or successors 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.

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 29th day of December 1978.

SIGNED, sealed and delivered in the presence of:

(SEAL)

Katherine H. Hughes
Maye R. Johnson

A Corporation
By *John C. Cothran*
President JOHN C. COTHRAN
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 its 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 29th day of December 1978.

Maye R. Johnson (SEAL)

Katherine H. Hughes

Notary Public for South Carolina.
My commission expires: 11/19/79

RECORDED this _____ day of JAN 2 1979 at 11:24 A. M. No. 103-653

534.3

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4328 RV-2