

TITLE TO REAL ESTATE BY A CORPORATION

100 Sugar Creek Court  
Greer, S. C. 29651

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

FILED  
GREENVILLE CO. S. C.  
MAR 2 11 09 AM '79  
JOHN S. TAMMERSLEY  
R.H.C.

1097-097

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 Twenty-nine thousand  
nine hundred fifty (\$29,950.00) and assumption of mortgage, as set Dollars  
out below  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto WILLIAM D. RANKIN and VICKI RANKIN, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being  
at the southerly intersection of Sugar Creek Road and Sugar Creek Court,  
near the City of Greenville, South Carolina, being shown and designated  
as Lot 86 on a plat entitled "Map No. 5, SUGAR CREEK", recorded in the  
RMC Office for Greenville County in Plat Book 6-H, at Page 2, and having,  
according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Sugar Creek Road,  
joint corner of Lots 8y and 351, and running thence with the southeastern  
side of Sugar Creek Road, N 46-57-59 E, 108.62 feet to an iron pin at the  
intersection of Sugar Creek Road and Sugar Creek Court; thence with said  
intersection, N 84-39 E, 36.41 feet to an iron pin on the southern side  
of Sugar Creek Court; thence with the southern side of Sugar Creek Court,  
S 44-08 E, 93.68 feet to an iron pin; thence continuing with said Court,  
S 37-22 E, 19.23 feet to an iron pin, joint front corner of Lots 86 and 87;  
thence with the common line of said Lots, S 52-38 W, 150 feet to an iron  
pin, joint rear corner of Lots 86 and 87; thence N 37-22 W, 120.85 feet  
to an iron pin, the point of beginning. -195-534,3-1-273

This conveyance is subject to all restrictions, set back lines, roadways,  
zoning ordinances, easements and rights of way, if any, affecting the  
above property, and is also subject to a 25-foot sewer right of way along  
the side lot line.

This is the same property conveyed to the Grantor herein by deed of  
M. Graham Proffitt, III, et al., by deed recorded December 4, 1978,  
in Deed Book 1093, at Page 106.

As a part of the consideration herein, the Grantee assumes and agrees to  
pay that certain mortgage to Carolina Federal Savings & Loan Association  
in the original amount of \$63,900.00, recorded December 4, 1978, in REM  
Book 1452, at Page 67, and having a present balance thereon of \$50,000.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise in any way or  
appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(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) heirs or successors and against every person whatsoever 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  
officer, this 1st day of March 1979

SIGNED, sealed and delivered in the presence of

COTHRAN & DARBY BUILDERS, INC. SEAL

A Corporation

By *John S. Tammersley*  
President

Secretary

*W. Carl Sattler*

*Booth Leake*

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that she, with the other  
witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of March 1979

*W. Carl Sattler*

SEAL

Notary Public for South Carolina  
My commission expires 9/29/81

RECORDED this 2nd day of MAR 2, 1979 at 11:09 A.M.S.

0.697

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