

HILL, SPATT & BANNISTER
ATTORNEYS AT LAW, GREENVILLE, S. C.

1190-528

STATE OF SOUTH CAROLINA,
County of GREENVILLE

APR 13 3 05 PM '79
DONNIE S. TANKERSLEY

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 Twenty Thousand Three Hundred Sixty and no/100 (\$20,360.00) dollars, and assumption of mortgage set forth below 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 JAMES LARRY COWART and VIRGINIA H. COWART, 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 Stonehill Court, near the City of Greenville, S. C., and being designated as Lot No. 380 on Map No. 6 of Sugar Creek as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, Page 63, and having according to said plat, the following metes and bounds, to-wit:

(11) - 195 - 534.3 - 1 - 340

BEGINNING at an iron pin on the southerly side of Stonehill Court, joint front corner of Lots 380 and 381 and running thence along the common line of said lots S. 40-44 W. 150 feet to an iron pin in the line of Tract H; thence S. 49-16 E. 85 feet to an iron pin, common corner of Lot 380, Lot 366, and Tract H; thence S. 89-47 E. 132.77 feet to an iron pin, joint rear corner of Lots 379 and 380; thence along the common line of said lots N. 17-48 W. 167.94 feet to an iron pin on the southerly side of Stonehill Court; thence along said Court on a curve the chord of which is N. 78-32 W. 48.9 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to restrictions recorded in Deed Book 1092, Page 609, setback lines, roadways, easements and rights of way, if any, affecting the above described property. This conveyance is subject to a drainage and utilities easement 5 feet each side of all side and rear lot lines.

This is a portion of the property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded January 12, 1979 in Deed Book 1095, Page 285.

As a part of the consideration herein, the grantees do assume and agree to pay as the same becomes due the principal balance of \$71,600.00 on that certain mortgage given by the grantor herein to South Carolina Federal Savings and Loan Association recorded January 12, 1979, in Mortgage Book 1455, Page 52.

DOCUMENTARY TAX STAMP 41.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 22.55
APR 13 1979

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) hereinabove named, their 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) hereinabove named, and their 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 13th day of April, in the year of our Lord one thousand, nine hundred and seventy-nine

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

Signed, sealed and delivered in the presence of:
Elizabeth M. Alewine
Abigail B. Kendrick

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that she saw John C. Cothran as 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 13th day of April, A. D., 1979
Abigail B. Kendrick (I.S.)
Notary Public for South Carolina.
My Commission Expires 11/19/79

RECORDED APR 13 1979
at 3:05 P.M.

GCTD -- 1 APR 13 1979 1044

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