

203 Woody Creek Rd
Greenville, S.C. 29601

1131-428

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 42 PM '80

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 One Hundred Nineteen Thousand Five Hundred and 00/100ths (\$119,500.00) Dollars,

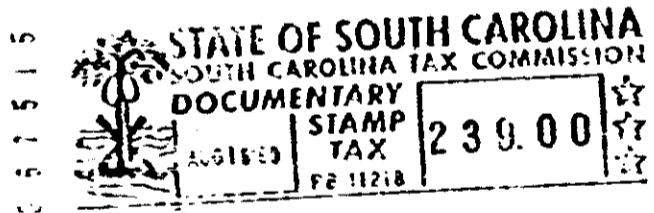
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Barry J. Sims and Roberta L. Sims, their heirs and assigns:**

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 405 on plat entitled "Map 3, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Woody Creek Road, said pin being the joint front corner of Lots 404 and 405 and running thence with the common line of said lots S. 88-18 E., 139.21 feet to an iron pin, the joint rear corner of Lots 404 and 405; thence N. 0-02 E., 145.09 feet to an iron pin, the joint rear corner of Lots 405 and 406; thence with the common line of said lots S. 63-38-02 W., 145.44 feet to an iron pin on the easterly side of Woody Creek Road; thence with the easterly side of Woody Creek Road on a curve, the chord of which is S. 2-47-30 E., 39.99 feet to an iron pin; thence continuing with Woody Creek Road on a curve, the chord of which is S. 16-34-46 W., 38 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated August 1, 1980, to be recorded herewith.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.



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)' 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 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 15th day of August, 1980.

SIGNED, sealed and delivered in the presence of:

COCHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation

Sherry M. Burd Vice-President
Wayne R. Johnson 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 15th day of August, 1980.
Wayne R. Johnson (SEAL) Sherry M. Burd

Notary Public for South Carolina.
My commission expires:

RECORDED this AUG 18 1980 day of _____ 1980 at 4:42 P.M., No. 1980

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