

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

FILED
OCT 1 2 45 PM '80
DONK... ANKERSLEY
R.M.C.

BOOK 1134 PAGE 726

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 **One hundred six thousand and 00/100** 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 **F. ANDREW MITCHELL AND KAREN W. MITCHELL, their Heirs and Assigns forever:**

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being at the northerly intersection of Sweetwater Road and Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 411 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 westerly side of Woody Creek Road, said pin being the joint front corner of Lots 410 and 411 and running thence with the common line of said lots N. 88-18 W., 127.91 feet to an iron pin, the joint rear corner of Lots 411 and 412; thence with the common line of said lots S. 29-40-38 W., 117.69 feet to an iron pin on the northerly side of Sweetwater Road; thence with the northerly side of Sweetwater Road S. 60-19-22 E., 125 feet to an iron pin at the northerly intersection of Sweetwater Road and Woody Creek Road; thence with said intersection N. 73-30-23 E., 38.1 feet to an iron pin on the westerly side of Woody Creek Road; thence with the westerly side of Woody Creek Road N. 17-08 E., 137.26 feet to an iron pin; thence continuing with said lot N. 1-42 E., 18.37 feet to an iron pin, the point of beginning.

This being the same property conveyed to Grantor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated October 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, and a 25-foot sewer easement along rear lot line.

(11) 195-534.6-1-11

The grantees' address is: **Woody Creek Road, Greer, SC 29651**

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 2 1980
\$ 212.00

GREENVILLE COUNTY
0 8 6 7 0 7
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ OCT 2 '80
R.B. 1981
\$ 116.60

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 1st day of October, 1980.

SIGNED, sealed and delivered in the presence of: **COTHRAN & DARBY BUILDERS, INC. (SEAL)**
A Corporation

By: *John C. Cothran* Vice-President
Paul H. Darby 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 1st day of October, 1980.
Paul H. Darby (SEAL)
Paul H. Darby Notary Public for South Carolina.
My commission expires: 1/15/85

RECORDED OCT 2 1980 day of _____ 19____, at 2:45 P. M., No. 10171

5270

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