

127 Woody Creek Road, Greer, SC 29651

TITLE TO REAL ESTATE BY A CORPORATION of Hawthorth, Perry, Bryant, Minton & Feltner, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
JAN 12 3 04 PM '81
R.M.C. LAWYERSLEY

NO. 140 PAGE 582

KNOW ALL MEN BY THESE PRESENTS, that COTHMAN & 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 Thirty Thousand and 00/100ths (\$30,000.00)----- Dollars, and assumption of Mortgage as hereinbelow set forth the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto RICKY A. SETZER, his Heirs and Assigns forever;

(11) - 195-534.6-1-96

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Sweetwater Road and Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 496 on plat entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woody Creek Road, said pin being the joint front corner of Lots 496 and 497 and running thence with the common line of said lots N. 57-26 W., 155.64 feet to an iron pin, the joint rear corner of Lots 496 and 497; thence N. 29-40-38 E., 131.93 feet to an iron pin on the southerly side of Sweetwater Road; thence with the southerly side of Sweetwater Road S. 60-19-22 E., 137.5 feet to an iron pin at the westerly intersection of Sweetwater Road and Woody Creek Road; thence with said intersection S. 13-52-41 E., 34.45 feet to an iron pin on the northwesterly side of Woody Creek Road; thence with the northwesterly side of Woody Creek Road S. 32-34 W., 115 feet to an iron pin, the point of beginning.

This is 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 September 8, 1980, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1132, Page 903, on September 9, 1980.

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 across rear lot line as shown on the recorded plat.

As a part of the consideration for this conveyance, the Grantor herein assumes and agrees to pay that certain Note and Mortgage heretofore executed unto First Federal Savings and Loan Association dated September 8, 1980, recorded September 9, 1980, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1515 at Page 148, and having a principal balance of \$80,000.00.

GREENVILLE COUNTY
DEED TAX
33.00

together with all and singular the rights, interests, accretions 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, and the grantee's heirs or successors and assigns, forever. And the grantor does hereby bind himself and his successors to warrant and forever defend all and singular said premises unto the grantee, 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 hereunto set, and these presents to be subscribed by its duly authorized officers, this 12th day of January, 1981.
SIGNED, sealed and delivered in the presence of

Sherry M. Bird
Mayer R. Sherry
COTHMAN & DARBY BUILDERS, INC.
SEAL

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

Personally appeared the undersigned and made oath that she was the valid named Corporation, by its duly authorized officers, sealed and as its act and deed, and that she, with the other officers of said firm, witnessed the execution thereof.

SWORN to before me this 12th day of January, 1981.
Mayer R. Sherry
Sherry M. Bird

RECORDED 03
day of

BR 50

432 RV-2