

Mailing Address: 105 Creekside Road  
Greer, S. C. 29651

(#6129)

OFFICES OF HILL, WATT & PATTERSON, ATTORNEYS AT LAW, 100 WILLIAMS ST., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
REGISTER  
FAYSSOUX  
MAR 2 2 35 PM '81  
COURT CLERK  
GREENVILLE

BOOK 1143 PAGE 518

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 in Greenville, South Carolina, for and in consideration of the sum of One Hundred Twelve Thousand and No/100 (\$112,000.00) the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, released, quit, conveyed, conveyed, sold and released unto CHIEN-YEH HSU and PEN-HSIN HSU, 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 northwesterly side of Creekside Road, near the City of Greenville, South Carolina, and being designated as Lot No. 430 on Map Three, Section Two, Sugar Creek, as recorded in the RMC Office in Plat Book 7X, at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Creekside Road, joint front corner of Lot Nos. 429 and 430, and running thence along the common line of said lots N. 55-21 W. 161.08 feet to an iron pin, joint rear corner of Lot Nos. 430 and 431; thence along the common line of said lots S. 19-57 W. 157.32 feet to an iron pin on the northerly side of Creekside Court; thence along said Court S. 69-56 E. 106.23 feet to an iron pin at the corner of the intersection of Creekside Court and Creekside Road; thence around said corner on a curve the chord of which is N. 69-14-56 E. 37.84 feet to an iron pin on the northwesterly side of Creekside Road; thence along said Road N. 32-44-33 E. 94.32 feet to an iron pin, the point of beginning.

11(195)534.6-1-30

This conveyance is subject to a drainage and utilities easement 5 feet each side of all side and rear lot lines, a 30 foot building setback line fronting Creekside Court and a 20 foot building setback line fronting Creekside Road. This conveyance is made subject also to restrictions of subdivision recorded in the RMC Office for Greenville County on March 28, 1980, in Deed Book 1122, Page 982, and to all conditions, covenants, and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated February 27, 1981, and recorded on even date herewith in Deed Book 1143, Page 514.

GRANTEES TO PAY 1981 TAXES.

GREENVILLE COUNTY  
RECORDED  
123.20

together with all and singular the rights, powers, tenements and appurtenances to and in said premises, belonging thereto in any wise incident or appurtenant to have and to hold all and singular the premises herebefore mentioned unto the grantees, and the heirs, assigns, 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 grantees, and the grantees' heirs, assigns, successors and assigns, every person whomsoever lawfully claiming or to claim the same, in any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be hereunto set, and these presents to be signed by its duly authorized officers, this 2nd day of March, 1981.

COTHRAN & DARBY BUILDERS, INC.

(SEAL)

*John C. Cothran*  
*John C. Darby*  
\_\_\_\_\_  
XXXXXX

STATE OF SOUTH CAROLINA PROBATE

COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that the foregoing is a true and correct copy of the original as the same is on file in the office of the Probate Court of the County of Greenville, South Carolina, this 2nd day of March, 1981.

*John B. Kunkel*  
\_\_\_\_\_  
(SEAL)

My Commission Expires May 31, 1989

MAR 2 1981

2:39 P.M.

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BR 150

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