

486 Shady Creek Ct. Greenville, S.C. 29615  
TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haywood, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C. GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 1 12 21 PM '81  
DONALD W. WILKINS  
RMC

BOOK 1149 PAGE 83

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 FIVE THOUSAND and  
No/100ths (\$105,000.00)----- 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 RALPH L. YANIK and KAREN A. YANIK, 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 Southeasterly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 486 on plat entitled "Map 2, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County in Plat Book 7-X at Page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Shady Creek Court, said pin being the joint front corner of Lots Nos. 485 and 486, and running thence with the corner line of said lots S. 68-07-10 E. 157.45 feet to an iron pin at the joint rear corner of Lots Nos. 485 and 486; thence N. 33-25-28 E. 78.85 feet to an iron pin at the joint rear corner of Lots Nos. 486 and 487; thence with the common line of said lots N. 53-43-52 W. 172.04 feet to an iron pin on the Southeasterly side of Shady Creek Court; thence with the Southeasterly side of Shady Creek Court S. 36-16-08 W. 64.16 feet to an iron pin; thence continuing with said Court on a curve, the chord of which is S. 15-34 W. 35.36 feet to an iron pin; thence continuing with said Court on a curve, the chord of which is S. 8-22 W. 23.36 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantors herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III and Ellis L. Darby, Jr. dated March 10, 1981 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1143 at Page 980.

11(195) 534.6-1-86

This property is 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 sanitary sewer easement across rear portion of lot; a 10 foot drainage easement as shown on the above plat.

Grantees to pay 1981 Greenville County Taxes.

DOCUMENTARY STAMP  
210 00

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
JUN 1 '81  
115.50

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 June 19 81.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

John B. Nations  
Jean B. Nations

A Corporation  
By: John C. Cothran  
Vice President  
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 June 1981  
\* Jean B. Nations (SEAL)

John B. Nations

Notary Public for South Carolina.  
My commission expires: 9-23-80

RECORDED JUN 1 1981 day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ 12:21 P. M., No. 33258

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