

GRANTEES' ADDRESS: 204 Sweetwater Road, Greer, S.C. 29651
TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SEP 18 4 53 PM '81

1155 338

DONNIE TANKERSLEY
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 Ten Thousand
& 00/100 (\$110,000.00) 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 Clifford A. Ragans and Frances H. Ragans, their heirs and assigns, forever:

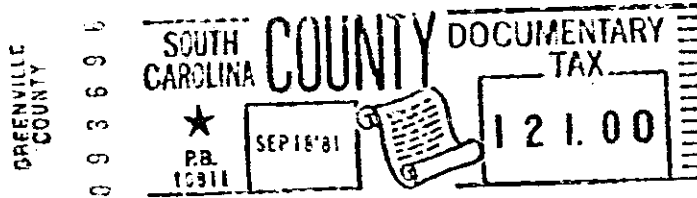
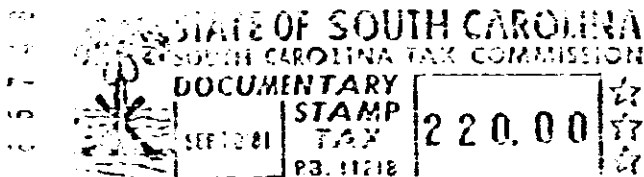
ALL that certain piece, parcel or lot of land, with buildings and improvements thereon,
lying and being on the southeastern side of Sweetwater Road, near the City of Greenville,
South Carolina, being known and designated as Lot No. 474 on plat entitled "Map Two,
Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County,
South Carolina in Plat Book 7-K 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 Sweetwater Road, said pin being
the joint front corner of Lots 474 and 475 and running thence with the common line of
said lots S. 36-33-12 E. 163.84 feet to an iron pin at the joint rear corner of Lots
474 and 475; thence S. 33-51-32 W. 86.55 feet to an iron pin at the joint rear corner
of Lots 474 and 473; thence with the common line of said lots N. 47-43-38 W. 188.15
feet to an iron pin on the southeasterly side of Sweetwater Road; thence with the
southeastern side of Sweetwater Road N. 47-49-05 E. 83.85 feet to a point, thence
with the southeastern side of Sweetwater Road N. 53-21-48 E. 34.32 feet to an iron
pin, the point of beginning.

This is the same property conveyed to Grantors herein by Deed of John Cothran Company,
Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. dated September 16, 1981 and
recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1155
at Page 337.

(11)-195-534.6-1-74

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, including a 25-foot sanitary sewer
easement along rear lot line.



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 18 day of September 1981.

SIGNED, sealed and delivered in the presence of:

Cothran & Darby Builders, Inc. (SEAL)

Justin C. Sattines
Musa J. Baggott

By: [Signature]
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 Cor-
poration, 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 18 day of September 1981.

[Signature] (SEAL) [Signature]

Notary Public for South Carolina.
My commission expires:

RECORDED this SEP 18 1981 19 at 4:53 P. M. No. 725

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