

TITLE TO REAL ESTATE BY A CORPORATION—Offices of *H. S. Perry, Bryant, Marion & Johnstone*, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

APR 7 1982
SLEY

123 Woody Creek Rd
Greer, SC 29651
Vol 1165 PAGE 80

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 Kevin M. Guthrie and Roberta C. Guthrie, 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 Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot Nos. 498 on plat entitled, "Map I, Section II, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, SC 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 Lot Nos. 498 and 499 and running thence with the common line of said lots N. 57-26 W. 170.19 feet to an iron pin at the joint rear corner of Lot Nos. 498 and 499; thence N. 33-25-23 E. 95.01 feet to an iron pin at the joint rear corner of Lot Nos. 497 and 498; thence with the common line of said lots S. 57-26 E. 168.77 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. 95 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 April 5, 1932 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1165 at Page 79. 11 (195) 534.6 -1- 98

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 as shown on the recorded plat.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
220.00

GREENVILLE COUNTY DOCUMENTARY TAX
APR 7 1982
121.00
Grantees address: 123 Woody Creek Road
Greer, SC 29651

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)' 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)' 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 7th day of April 1982.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

Jack H. Mitchell

By: *[Signature]*
Vice President

Roberta C. Guthrie

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 7th day of April 1982.

[Signature] (SEAL)

Jack H. Mitchell

Notary Public for South Carolina.
My commission expires: 7/1/87

RECORDED the APR 7 1982 at 2:57 P. M., No. 22575

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