

TITLE TO REAL ESTATE—Offices of Haynsworth, Perry, Bryant, Marston & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 7 3 47 PM '82
CO S. C.
ANNERSLAWSON, BLACK & GASTON

KNOW ALL MEN BY THESE PRESENTS, that We, JOHN COTHRAN COMPANY, INC., a South Carolina Corporation, M. GRAHAM PROFFITT, III and ELLIS L. DARBY, JR.

in consideration of Fifteen Thousand and no/100 (\$15,000.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto COTHRAN & DARBY BUILDERS, INC., its successors and assigns, forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Ladyslipper Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 573 on plat entitled "Map Four, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 62, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ladyslipper Lane, said pin being the joint front corner of Lots 573 and 574, and running thence with the common line of said lots S. 79-20 E. 148 feet to an iron pin on the joint rear corner of lots 573 and 574; thence S. 28-07-50 W. 162.10 feet to an iron pin, joint rear corner of Lots 572 and 573; thence with the common line of said lots N. 34-40 W. 160 feet to an iron pin on the easterly side of Ladyslipper Lane; thence with the easterly side of Ladyslipper Lane on a curve, the chord of which is N. 33-00 E. 38 feet to an iron pin, the point of beginning.

11 (195) 538.17-1-65 (NOTE)

This is a portion of the identical property conveyed to the Grantors herein by deed of T. Frank Carr, dated September 26, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1134, at Page 344, on September 26, 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 particularly to a 10 foot drainage easement along the side lot line and a 25 foot sanitary sewer easement across the rear portion of the lot, as shown on the recorded plat.

Grantor's Address:
105 Sugar Creek Rd
Greenville, S.C. 29605

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor(s)'s hand(s) and seal(s) this 3rd day of September 19 82. JOHN COTHRAN COMPANY, INC.

SIGNED, sealed and delivered in the presence of:

By: [Signature] (SEAL)
President
M. Graham Proffitt III (SEAL)
M. Graham Proffitt, III
Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr.

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s 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 3rd day of September 19 82.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/8/89

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RENU:

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of September, 19 82

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/8/89

RECORDED this SEP 7 1982 at 3:47 P. M. No.

040

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