

Grantees' Address: 215 Ladyslipper Lane, Greer, S. C. 29651

TITLE TO REAL ESTATE BY A CORPORATION—Offices of **GREENVILLE** **FILED** **JUL 29 9 48 AM '83** **DONNIE S. WENSLY R.M.C.** **1193-273**
Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 Nine Hundred Fifty and No/100 (\$105,950.00)** 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 **Walter T. McBride and Marie S. McBride, 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 easterly side of Ladyslipper Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 574 on plat entitled "Map 4, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C. 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 574 and 575 and running thence with the common line of said lots S. 81-36-27 E. 143.69 feet to an iron pin, the joint rear corner of Lots 574 and 575; thence S. 07-27-13 W. 85.43 feet to an iron pin, the joint rear corner of Lots 573 and 574; thence with the common line of said lots N. 79-20 W. 148 feet to an iron pin on the easterly side of Ladyslipper Lane; thence with the easterly side of Ladyslipper Lane N. 10-40 E. 61 feet to an iron pin; thence continuing with said Lane N. 9-31-45 E. 18.6 feet to an iron pin, the point of beginning. **11(195) 538.17-1-66**

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 25 foot sanitary sewer easement across the rear lot line as shown on the recorded plat.

This is the identical property conveyed to the Grantor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr. dated this date and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1193, at Page 273 on July 29, 1983.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP
TAX 212.00

GREENVILLE COUNTY
05205
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 25 '83
PB 1981
116.60

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 28th day of July 19 83

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. SEAL:

A Corporation

By:

Beverly B. Edwards

Vice-President

John C. Cothran

Secretary

Marie S. McBride

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 28th day of July 19 83

Marie R. Johnson SEAL:

Notary Public for South Carolina.
My commission expires: 5/9/83

RECORDED this 29th day of July 19 83 at 9:43 A.M. No. 3223

1193-273

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