

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

105 Cliffwood Court, Greer, SC }
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED

GREENVILLE CO. S. C.

VOL 1095 PAGE 273

JAN 12 11 17 AM '79

KNOW ALL MEN BY THESE PRESENTS, that ^{DONNIE S. TANKERSLEY} 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 Eighty-Seven Thousand Five Hundred and no/100ths (\$87,500.00)-----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 BRIAN NIXON and ANNE MARIE NIXON, Their Heirs and Assigns Forever:

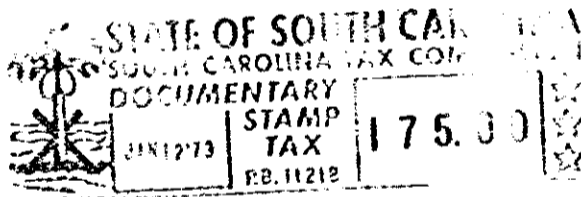
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southeasterly side of Cliffwood Court near the City of Greenville, South Carolina being known and designated as Lot No. 359 on plat entitled "Map No. 6, Sugar Creek" as recorded in the R. M. C. Office of Greenville South Carolina in Plat Book 6-H, page 63 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Cliffwood Court said pin being the joint front corner of Lot Nos. 359 and 358 and running thence with the common line of said lots S. 53-55 E. 140 feet to an iron pin the joint rear corner of Lot Nos. 358 and 359; thence S. 36-05 W. 100 feet to an iron pin the joint rear corner of Lot Nos. 359 and 360; thence with the common line of said lots N. 53-55 W. 140 feet to an iron pin on the Southeasterly side of Cliffwood Court; thence with the Southeasterly side of Cliffwood Court N. 36-05 E. 100 feet to an iron pin the point of beginning.

---195-534.3-1-317

This conveyance is subject to a 25 foot sanitary sewer easement across the rear lot line and subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. on January 12, 1979 and recorded January, 1979 in the R. M. C. Office for Greenville, South Carolina in Deed Book 1095 Page 272.



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 12th day of January 1979.

SIGNED, sealed and delivered in the presence of:

(SEAL)

Katherine N. Hughes
Maye R. Johnson

A Corporation
By: *John C. Cothran*
President John C. Cothran

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 12th day of January 1979

Notary Public for South Carolina
My Commission expires: 11/19/79

RECORDED this day of JAN 12 1979 19 at 11:17 A. M. No. 273

0273

4328 RV-2