

HILL, WYATT & BANNISTER

ATTORNEYS AT LAW, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

GREENVILLE CO. S.C.

VOL 1150-655

APR 17 9 11 AM '79

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 its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Ninety Two Thousand Nine Hundred Fifty and No/100 (\$92,950.00) ----- dollars, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto HAMLET A. MADERA and JOY A. MADERA, 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 Briar Creek Road, near the City of Greenville, South Carolina, and being designated as Lot No. 93 on Map No. 5 of Sugar Creek as recorded in the RMC Office for Greenville County in Plat Book 6H, Page 2, and having according to said plat, the following metes and bounds, to-wit:

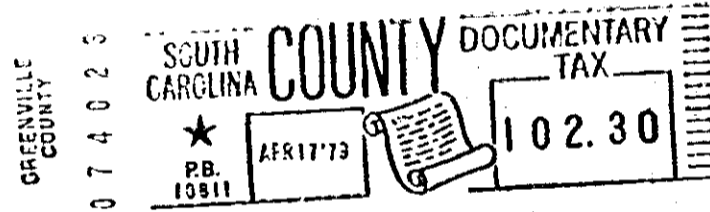
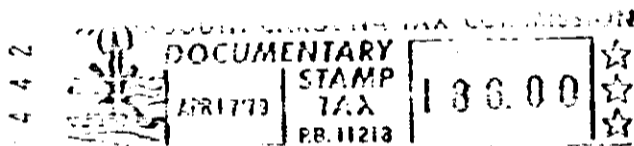
BEGINNING at an iron pin on the southeasterly side of Briar Creek Road, joint front corner of Lots 92 and 93 and running thence along the common line of said lots S. 52-12-40 E. 176.89 feet to the center of a branch; thence with the branch as the line on a traverse line N. 25-15-51 E. 136.46 feet to a point in the center of the branch, joint rear corner of Lots 93 and 94; thence along the common line of said lots N. 65-19 W. 162.55 feet to an iron pin on the southeasterly side of Briar Creek Road; thence along said Road S. 31-14-10 W. 97 feet to an iron pin, the point of BEGINNING.

(11) — 195 — 534.3 — 1 — 280

This conveyance is made subject to the restrictions applicable thereto recorded in Deed Book 1065, Page 795, the sewer easement that crosses the rear portion of said lot as shown on the aforementioned recorded plat, with drainage and utilities easement 5 feet on each side of all side and rear lot lines of the lots shown on said plat and the building setback line of 30 feet.

GRANTEES TO PAY 1979 TAXES.

DERIVATION: This is a portion of the property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded May 16, 1978, in Deed Book 1079, Page 263.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 16th day of April seventy-nine.

in the year of our Lord one thousand, nine hundred and

COTHRAN & DARBY BUILDERS, INC.

By *John C. Cothran* (L.S.)  
Vice President

Signed, sealed and delivered in the presence of:

*Elizabeth A. Maderia*  
*Shirley B. ...*

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s) he saw John C. Cothran as Vice President of Cothran & Darby Builders, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s) he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of April A. D. 19 79  
*Shirley B. ...* (L.S.)  
Notary Public for South Carolina  
My Commission Expires 11/19/79  
RECORDED APR 17 1979  
at 9:11 A.M.

*Elizabeth A. Maderia*

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