

Super Clerk

Acct 58 29657

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 25 1980
SHERIFF'S OFFICE
GREENVILLE

BOOK 1128 PAGE 125

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 **Ninety-Two Thousand and 00/100**
(\$92,000.00)-----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 **JAMES L. BASS AND VIVIAN L. BASS**, 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 Sugar Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 52 on plat entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, 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 Sugar Creek Road, said pin being the joint front corner of Lots 52 and 53 and running thence with the common line of said lots N. 57-26 W., 145 feet to an iron pin, the joint rear corner of Lots 52 and 53; thence N. 32-34 E., 125 feet to an iron pin, the joint rear corner of Lots 51 and 52; thence with the common line of said lots S. 57-26 E., 145 feet to an iron pin on the northwesterly side of Sugar Creek Road; thence with the northwesterly side of Sugar Creek Road S. 32-34 W., 125 feet to an iron pin, the point of beginning.

This being the same 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 June 25, 1980, to be recorded herewith.

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 a 10-foot drainage easement as shown on the recorded plat.

DOCUMENTARY STAMP

GREENVILLE COUNTY DOCUMENTARY TAX
101.20
JUN 25 1980
PB. 13911

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 25th day of June, 19 80.

SIGNED, sealed and delivered in the presence of
[Signature] COTHRAN & DARBY BUILDERS, INC. (SEAL)
by: *[Signature]*
Vice-President
[Signature] 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 25th day of June, 19 80
[Signature] (SEAL) *[Signature]*

Notary Public for South Carolina.
My commission expires:

RECORDED JUN 25 1980 at 10:25 A.M., No. 36055

5210

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