

STATE OF SOUTH CAROLINA,
County of GREENVILLE

JOHN C. COTHRAN
Vice President

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 Forty Nine Thousand Nine Hundred Fifty and No/100 (\$49,950.00) 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

V. J. Bearden and Lena R. Bearden, 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 Sugar Creek Road, near the City of Greenville, S. C., being known and designated as Lot No. 344 on plat entitled "Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office in Greenville County, S. C., in Plat Book 4R, at page 86, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Sugar Creek Road, said pin being the joint front corner of Lots 343 and 344 and running thence with the common line of said lots S 87-20-54 E 178.63 feet to an iron pin, the joint rear corner of Lots 343 and 344; thence N 10-30-53 E 26.84 feet to an iron pin in line of private cemetery; thence with said cemetery S 88 W 13 feet to an iron pin; thence N 10-30-53 E 40.6 feet to an iron pin; thence N 88 E 13 feet to an iron pin in line of Lot 338; thence N 10-30-53 E 36.5 feet to an iron pin, the joint rear corner of Lots 344 and 345; thence with the common line of said lots N 80-35-55 W 186.76 feet to an iron pin on the easterly side of Sugar Creek Road; thence with the easterly side of Sugar Creek Road S 06-01-36 W 124.93 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot easement for ingress and egress to cemetery, a 5 foot drainage and utility easement on side and rear lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1975 TAXES.

For Deed into grantors, see Deed Book 1020 page 595



Greenville County
\$ 55.00
C. No. 800 Sec. 1

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 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 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 1st day of July seventy-five.

in the year of our Lord one thousand, nine hundred and COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of

Elizabeth M. Williams
Mayor

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

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 1st day of July A. D. 19 75
Elizabeth M. Williams (L.S.)
Notary Public for South Carolina.

My Commission Expires: November 19, 1979

Elizabeth M. Williams

at 10:25 A.M. 46

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