

DEED TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That COTHAN & 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 Fifty Five Thousand Nine Hundred Fifty Dollars and No/100----- 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

ALVA F. MARTIN and ANN J. MARTIN, 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 Sugar Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 345 on plat entitled "Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sugar Creek Road, said pin being the joint front corner of Lots 345 and 346 and running thence with the common line of said lots S. 73-50-55 E. 182.68 feet to an iron pin, joint rear corner of Lots 345 and 346; thence S. 10-30-53 W. 103.26 feet to an iron pin, 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 southeasterly side of Sugar Creek Road; thence with the southeasterly side of Sugar Creek Road N. 12-46-35 E. 124.93 feet to an iron pin, the point of beginning.

- 195-534.3-1-187

For deed into grantors, see Deed Book 1014, page 269.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.



11200
6160

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, 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 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 21st day of November in the year of our Lord one thousand, nine hundred and seventy-five.

Signed, sealed and delivered in the presence of:

Donna N. Barton
Elizabeth M. Alewine

COTHAN & DARBY BUILDERS, INC. (I. S.)
By *John C. Cothran*
and Vice President

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Donna N. Barton and made oath that she saw John C. Cothran as Vice President and as 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 he, with Elizabeth M. Alewine, witnessed the execution thereof.

SWORN to before me this 21st day of November A. D., 1975
Elizabeth M. Alewine (L.S.)
Notary Public for South Carolina.
My Commission Expires: 7/16/85

RECORDED NOV 21 1975 At 10:59 A.M. # 13520

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