

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

1032 404

STATE OF SOUTH CAROLINA, County of GREENVILLE

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 Sixty Four Thousand Five Hundred and No/100 (\$64,500.00) - - - - -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 JOHN R. BECK AND JOYCE W. BECK, 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 Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 252, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, page 72, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middle Brook Road, the joint front corner of Lots 240 and 252, and running thence along the northwesterly side of Middle Brook Road N. 69-43-31 E. 157 feet to an iron pin; thence N. 39-31 W. 80.98 feet to an iron pin; thence N. 65-33-06 W. 165.5 feet to an iron pin; thence S. 53-58-54 W. 58.95 feet to an iron pin, the joint rear corner of Lots 240 and 252; thence along the common line of said lots S. 37-44-01 E. 133.29 feet to an iron pin; thence continuing along the common line of said lots S. 24-50-06 E. 50 feet to an iron pin, the point of beginning. - 195 - 534.3 - 1 - 241

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

For deed into grantor, see Deed Book _____, page _____.

GRANTEES TO PAY 1976 TAXES.



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, its 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 its 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. John C. Cothran, Vice President on this the 2nd day of March in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Carolyn B. Lowe and Elizabeth M. Alewine.

COTHRAN & DARBY BUILDERS, INC. By John C. Cothran, Vice President (L.S.)

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me Carolyn B. Lowe and made oath that she 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 she, with Elizabeth M. Alewine, witnessed the execution thereof.

SWORN to before me this 2nd day of March A. D., 1976 Elizabeth M. Alewine (L.S.) Notary Public for South Carolina. My Commission Expires: July 16, 1985

RECORDED MAR 2 '76 at 2:55 P.M. 22151

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