

TITLE TO REAL ESTATE BY A CORPORATION

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Vol 1034 602

DONNIE S. TANKERSLEY R.M.C.

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 a principal place of business at Greenville, State of South Carolina, in consideration of the sum of - - - Sixty-three thousand seven hundred - - - (\$63,700.00) - - - 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 Byron B. Brown and Joyce H. Brown, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the south-westerly side of Silver Creek Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot 249 on a Plat entitled "Map No. 1, Section I, SUGAR CREEK", recorded in the R. M. C. Office for Greenville County in Plat Book 5-D, at Page 18, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southwesterly side of Silver Creek Road, said pin being the joint front corner of Lots 249 and 250, and running thence with the common line of said Lots, S 29-34-56 W, 139.44 feet to an iron pin, joint rear corner of Lots 249 and 250; thence N 38-17-42 W, 147.15 feet to an iron pin; thence N 26-59-00 E, 79 feet to an iron pin on the southwesterly side of Silver Creek Road; thence with the southwesterly side of Silver Creek Road, S 63-01-00 E, 85 feet to an iron pin; thence continuing with said Road, S 61-43-02 E, 55 feet to an iron pin, the point of beginning.

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This conveyance is subject to a 10 foot drainage easement across rear lot line and to all restrictions, set-back lines, roadways, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr., and John Cothran Company, Inc., by deed dated August 9, 1974, recorded in the R. M. C. Office for Greenville County in Deed Book 1004, at Page 529.



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)'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)'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 12th day of April 19 76. SIGNED, sealed and delivered in the presence of:

W. Cook Drake
Ruth Drake

Cothran & Darby Builders, Inc. (SEAL)
A Corporation
By: John C. Cothran
President John C. Cothran, Vice President
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 12th day of April 19 76. W. Cook Drake (SEAL) Ruth Drake

Notary Public for South Carolina.
My commission expires: 9/29/81

RECORDED this day of APR 13 1976 19 at 11:07 A.M. No. 26256

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