

TITLE TO REAL ESTATE--Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

3 Sugar Creek Road, Greer, South Carolina 29651

State of South Carolina,

County of GREENVILLE

Vol 1982 Page 519

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GREENVILLE CO. S.C.  
MAY 3 1973

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KNOW ALL MEN BY THESE PRESENTS, That M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR. and JOHN COTHRAN COMPANY, INC., a South Carolina Corporation in the State aforesaid, in consideration of the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, to us in hand paid at and before the sealing of these presents by Cothran & Darby Builders, Inc.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Cothran & Darby Builders, Inc., its successors 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 Briar Creek Road, near the City of Greenville, S. C., and being known and designated as Lot No. 96 on plat entitled "Map No. 5, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H, page 2, and having, according to said plat, the following metes and bounds, to-wit:

-195-534.3-1-283

BEGINNING at an iron pin on the Southeasterly side of Briar Creek Road, said pin being the joint front corner of Lots 96 and 97 and running thence with the common line of said lots S 62-30-43 E 141.55 feet to an iron pin joint rear corner of lots 96 and 97; thence S 13-20-57 W 98.44 feet to an iron pin joint rear corner of lots 96 and 95; thence with common line of said lots N 69-46 W 158.72 feet to an iron pin on Southeasterly side of Briar Creek Road; thence with the Southeast side of Briar Creek Road N 20-14 E 13 feet to an iron pin; thence continuing with said road N 23-51-38 E 102.82 feet to an iron pin the point of beginning.

This conveyance is subject to a 25 foot sewer right of way and 10 foot drainage easement across the rear point of the lot and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of James D. Ward, recorded in the RMC Office for Greenville County, S. C., on September 1, 1973, in Deed Book 954, page 1, and by deed of John C. Cothran to John C. Cothran Company, Inc. recorded in said RMC Office on May 1, 1973, in Deed Book 973, page 519.

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STAMP TAX \$24.00

SOUTH CAROLINA COUNTY DOCK... 13.20

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