

(6215) HILL TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER

BANNISTER KAYSSEKX Attorneys at Law, 100 Williams St., Greenville, S.C.

BOOK 1149 PAGE 61

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 One Hundred Five Thousand and no/100 (\$105,000.00) 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 MICHAEL D. McNICHOLAS and MARY E. McNICHOLAS, their heirs and assigns forever:

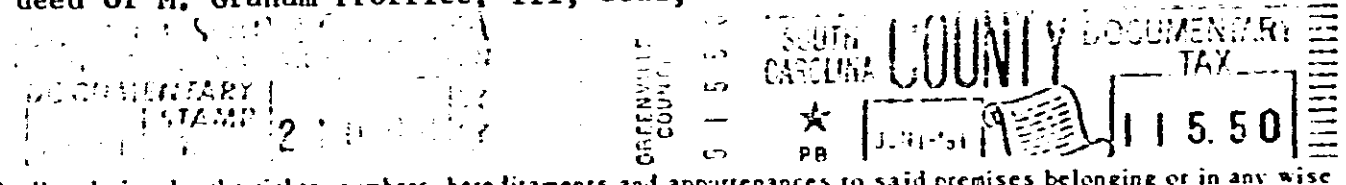
ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southwesterly side of Shady Creek Court, near the City of Greenville, South Carolina, and being designated as Lot No. 483, Map 2, Section 2, Sugar Creek, as recorded in the RMC Office in Plat Book 7X, at page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Shady Creek Court, joint front corner of Lot Nos. 483 and 484, and running thence along the common line of said lots S. 48-53-38 W. 156.67 feet to an iron pin; thence along the rear line of Lot No. 467 N. 37-19-48 W. 53.07 feet to an iron pin; thence along rear line of Lot No. 468 N. 12-43-04 W. 60.33 feet to an iron pin; thence along rear line of Lot No. 469 N. 14-29-17 E. 79.16 feet to an iron pin, joint rear corner of Lot Nos. 482 and 483; thence along common line of said lots S. 77-00 E. 136 feet to an iron pin on Shady Creek Court; thence along said Court S. 14-03-11 E. 45.48 feet to an iron pin, the point of BEGINNING. 11(195) 534.6-1-83

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property. This conveyance is made subject to a 25 foot sanitary sewer easement, along the rear lot line, a 30 foot building set back line, and drainage and utilities easements 5 feet each side of all side and rear lot lines, along with subdivision restrictions recorded in Deed Book 1122, Page 982, applicable to this subdivision.

GRANTEE TO PAY 1981 TAXES.

DERIVATION: This is the same property conveyed to the Grantors herein by deed of M. Graham Proffitt, III, et al, of even date herewith to be recorded.



together with all and singular the rights, numbers, 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 1st day of June 19 81

SIGNED, sealed and delivered in the presence of: COTHRAN & DARBY BUILDERS, INC. (SEAL) Elizabeth K. Alweine V. President Stephen B. Kuehl Secretary

STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE 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 the grantor's 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 1st day of June 19 81 Stephen B. Kuehl (SEAL) Elizabeth K. Alweine Notary Public for South Carolina My Commission Expires May 31, 1989

RECORDED the JUN 1 1981 at 10:32 A. M., No. 33238

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