

FILED GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA, County of GREENVILLE

JUN 12 1975 GUINIE S. TANKERSLEY R.H.C.

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 Two Thousand Five Hundred and No/100 (\$62,500.00) - - - - - 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 Ronald J. Rossi and Patricia J. Rossi, 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 Lake Water Court, near the City of Greenville, S. C., being known and designated as Lot No. 260 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Lake Water Court, said pin being the joint front corner of Lots 260 and 261, and running thence with the common line of said lots S 57-34-22 E 154.25 feet to an iron pin, the joint rear corner of Lots 260 and 261; thence S 27-15-31 W 119.45 feet to an iron pin, the joint rear corner of Lots 259 and 260; thence with the common line of said lots N 54-07-46 W 118.10 feet to an iron pin on the southeasterly side of Lake Water Court; thence with the southeasterly side of Lake Water Court on a curve the chord of which is N 05-31-36 E 50.52 feet to an iron pin; thence N 01-44-53 E 44.72 feet to an iron pin; thence N 28-18-47 E 12.24 feet to an iron pin; thence N 30-22-15 E 16.15 feet to an iron pin, the point of beginning.

This conveyance 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 1007, page 699.

1007-524.3-1-12

GRANTEES TO PAY 1975 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, 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 their 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 12th day of June in the year of our Lord one thousand, nine hundred and seventy-five.

Signed, sealed and delivered in the presence of: [Signatures]

COTHRAN & DARBY BUILDERS, INC. (I.S.) [Signature] Vice President

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran a 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 the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 12th day of June A. D. 1975 [Signature] Notary Public for South Carolina. My Commission Expires: 11/19/79

[Signature] At 1:44 P.M. # 29368

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