

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

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DONNIE S. TAYLOR
R.M.C.

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300 AS

KNOW ALL MEN BY THESE PRESENTS That COCHRAN & 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-nine Thousand Five Hundred and No. 00 (\$69,500.00)

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 Joseph A. Santonello and Betty G. Santonello, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Stone Ridge Road and Stone Ridge Court, near the City of Greenville, S. C., being known and designated as Lot No. 206 on plat entitled "Map No. 2, Section 1 Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 85 and having according to said plat the following metes and bounds, to-wit: -195-534.3-1-119

BEGINNING at an iron pin on the southwesterly side of Stone Ridge Road, said pin being the joint front corner of Lots 205 and 206 and running thence with the common line of said lots S 82-50-48 W 125.10 feet to an iron pin, the joint rear corner of Lots 204 and 205; thence S 53-26-00 W 55 feet to an iron pin, the joint rear corner of Lots 206 and 207; thence with the common line of said lots S 36-54-34 E 125.97 feet to an iron pin on the northwesterly side of Stone Ridge Court; thence with the northwesterly side of Stone Ridge Court N 67-03-43 E 24.14 feet to an iron pin; thence continuing with said Court N 81-02-00 W 78.13 feet to an iron pin at the westerly intersection of Stone Ridge Road and Stone Ridge Court; thence with said intersection N 34-02 E 34.18 feet to an iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road N 12-58-00 W 102.13 feet to an iron pin, the point of beginning.

The within conveyance is subject to a 25 foot sewer easement and to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cochran Company, Inc. dated November 1, 1976, and recorded November 1, 1976, in the RMC Office for Greenville County, S. C., in Deed Book 1045, page 470.

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