Title to Real Estate by a Corporation-Prepared by Haynsworth, Perry, Bryant, Mariou & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina,

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County of GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 3 10 36 FH '78 DONNIE S. TANKERSLEY R.H.C.

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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 Fifty-nine Thousand Nine Hundred Fifty and No/100 (\$59,950.00)

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dollars,

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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 Edward R. Cone and Ann R. Cone, 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 easterly intersection of Briar Creek Road and Silver Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 331 on map entitled 'Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 86 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Silver Creek Road, said pin being at the joint front corner of Lots 330 and 331 and running thence with the common line of said lots N 02-08-39 E 160 feet to an iron pin, joint rear corner of Lots 331 and 332; thence with the common line of said lots S 82-56-49 W 172.54 feet to an iron pin on the easterly side of Briar Creek Road; thence with the easterly side of Briar Creek Road S 11-55-00 E 127 feet to an iron pin at the intersection of Briar Creek Road and Silver Creek Road; thence with said intersection S 56-55-00 E 35.36 feet to an iron pin on the northerly side of Silver Creek Road; thence with the northerly side of Silver Creek Road; thence with the northerly side of Silver Creek Road N 87-27-23 E 109.51 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 and is subject to a five foot drainage and utility easement along all side and rear lot lines.

This is the identical property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated June 1, 1976, and recorded June 2, 1976, in the RMC Office for Greenville County, S. C., in Deed Book 1037, page 312.

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