

State of South Carolina,

1072, 807

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 its principal place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of Seventy-six Thousand Nine Hundred Fifty and No/100 (\$76,950.00)

dollars.

to it in hand duly paid at and before the sealing and delivery of these presents by the grantor(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 JAMES E. KING, JR. and PATRICIA S. KING, 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 Sun Meadow Road, near the City of Greenville, S. C., being known and designated as Lot No. 117 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:

BEGINNING at an iron pin on the southeasterly side of Sun Meadow Road, said pin being the joint front corner of Lots 116 and 117 and running thence with the common line of said lots S 46-48-38 E 160 feet to an iron pin, the joint rear corner of Lots 116 and 117; thence N 45-16-51 E 125.08 feet to an iron pin, the joint rear corner of Lots 117 and 118; thence N 46-48-38 W 164.56 feet to an iron pin on the southeasterly side of Sun Meadow Road; thence with the southeasterly side of Sun Meadow Road S 43-11-22 W 125 feet to an iron pin, the point of beginning.

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

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 January 30, 1978, and recorded on January 30, 1978, in the RMC Office for Greenville County, S. C., in Deed Book 1072, page 807.

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