

215 Silver Creek Road  
Greer, S. C. 29615

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TITLE TO REAL ESTATE-Prepared by Hill, Wyatt & Fayssoux, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

JUN 16 10 27 AM '78

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 Six Thousand and No/100 (\$66,000.00) ----- 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 JAMES W. GRIMES and LINDA LEE GRIMES, 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 northeasterly side of Silver Creek Road, near the City of Greenville, South Carolina, and being designated as Lot 324 on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County in Plat Book 5D, page 72, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Silver Creek Road, joint front corner of Lots 323 and 324 and running thence along common line of said lots N. 34-30-15E. 149.14 feet to an iron pin; thence N. 52-37-44 W. 118.02 feet to an iron pin, joint rear corner of Lots 324 and 325; thence along common line of said lots S. 37-10-09 W. 152.30 feet to an iron pin on the northeasterly side of Silver Creek Road; thence along said Road S. 54-09-48 E. 124.99 feet to an iron pin, the point of BEGINNING.

195-534-3-1-245

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property, and is subject to a 5' drainage and utility easement along side and rear lot lines.

This is the same property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded October 17, 1977, in Deed Book 1066, page 855.

Stamp: GREENVILLE COUNTY DOCUMENTARY TAX 72.60

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, their 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, John C. Cothran, Vice President

on this the 16th day of June in the year of our Lord one thousand, nine hundred and seventy-eight.

COTHRAN & DARBY BUILDERS, INC.

By John C. Cothran, Vice President (L.S.)

Signed, sealed and delivered in the presence of:

Elizabeth M. Alewine  
Schaefer B. Kendrick

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that She saw John C. Cothran as 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 he, with Schaefer B. Kendrick, witnessed the execution thereof.

SWORN to before me this 16th day of June, A. D., 1978  
Schaefer B. Kendrick (L.S.)  
Notary Public for South Carolina  
My Commission Expires 11/19/79

Elizabeth M. Alewine

RECORDED JUN 16 1978 at 10:27 A.M.

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