

112 Sun Meadow Road
Greer, S. C. 29651

Hill, Wyatt & Fyssoux
TITLE TO REAL ESTATE - Prepared by: HILL, WYATT & FYSSOUX, 1000 ... Greenville, S. C.

1981 224

STATE OF SOUTH CAROLINA
County of GREENVILLE

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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 Eighty Two Thousand Five Hundred and No/100 (\$82,500.00) 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 JAMES A. TAYLOR and SHIRLEY E. TAYLOR, 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 northwesterly side of Sun Meadow Road, near the City of Greenville, S. C., and being designated as Lot No. 114 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 rates and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sun Meadow Road, joint front corner of Lots 114 and 115 and running thence along the common line of said lots N. 46-48-38 W. 152.86 feet to an iron pin in the rear line of Lot 102; thence along a portion of rear line of Lot 102 and a portion of the rear line of Lot 103 N. 38-42-43 E. 125.38 feet to an iron pin, joint rear corner of Lots 113 and 114; thence along the common line of said lots S. 46-48-38 E. 162.64 feet to an iron pin on Sun Meadow Road; thence along said Road S. 43-11-22 W. 125 feet to an iron pin, the point of beginning.

This conveyance is made subject to the easement shown on the aforementioned plat following the courses of the branch, the easement reserved on said plat as follows: "There is a drainage and utilities easement 5' each side of all side and rear lot lines", building setback line of 30' and restrictions recorded in Deed Book 1065, page 795.

-195- 534.3- 1- 301

This is a portion of the property conveyed to the grantor herein by deed of H. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded March 9, 1978, in Deed Book 1075, page 53.

GREENVILLE COUNTY DOCUMENTS
90.75

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) hereinafter 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) hereinafter named, and its successors, heirs and assigns, against itself and its successors, and against every person who may lawfully claim 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 31st day of July
seventy-eight.

COTHRAN & DARBY BUILDERS, INC.
By John C. Cothran, Vice President (I.S.)

Second sealed and delivered in the presence of
Elizabeth M. Alewine
Schaefer B. Hendrick

STATE OF SOUTH CAROLINA
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that she is John C. Cothran Vice President of Cothran & Darby Builders, Inc. a corporation chartered under the laws of the State of South Carolina with seal with its corporate seal and as the act and deed of said corporation deliver the within written deed and that she, with Schaefer B. Hendrick, witnessed the execution thereof.

SWORN to before me this 31st day of July A.D. 1978
Schaefer B. Hendrick
Notary Public for South Carolina
My Commission Expires 11/19/79

Recorded July 31, 1978 at 12:25 P.M.

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