

235 Briar Creek Rd., Greer, S. C. 29651

11100 11100

State of South Carolina,

County of GREENVILLE

GREENVILLE COUNTY
11-13-1978

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-Six Thousand and No/100 (86,000.00)

-----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 PIERRE A. MENENDES and MAURA D. MENENDES, 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 Briar Creek Road near the City of Greenville being known and designated as Lot No. 92 as shown on a plat entitled "Map No. 5, Sugar Creek", as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6-H, at 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 Briar Creek Road said pin being the joint front corner of Lot Nos. 92 and 93 running thencewith the common line of said lots S 52-12-40 E 176.80 feet to a point in the center of a branch thence with the center of the branch the traverse line being S 32-43 W 61.03 feet to a point the joint rear corner of Lot Nos. 91 and 92; thence with the common line of said lots S 75-13-59 W 132.83 feet to an iron pin on the Easterly side of Sugar Creek Court; thence with the Easterly side of Sugar Creek Court on a curve the chord of which is N 35-33-16 W 68.48 feet to an iron pin; thence continuing with said court on a curve the chord of which is N 58-04 W 35.36 feet to an iron pin at the intersection of Sugar Creek Court and Briar Creek Road; thence with said intersection N 07-38 E 35.36 feet to an iron pin on the Southerly side of Briar Creek Road; thence with the Southerly side of Briar Creek Road N 52-38 E 11.15 feet to an iron pin; thence continuing with said road N 45-12-40 W 109.80 feet to an iron the point of beginning.

This conveyance is subject to a 25 foot sanitary easement right of way and 10 foot drainage easement across the rear point of the lot and is subject to all restrictions, setback lines, roadways, easements and right of ways, 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 C. COTHRAN COMPANY, INC., recorded in the R. M. C. Office for Greenville, South Carolina, County of Greenville, in Deed Book 1085, page 347, on August 16, 1978.

CGTO --- 1 AUG 78 125

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DOCUMENTARY
STATE OF SOUTH CAROLINA
172.00

RECORDED
11-13-1978

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