

3 Sugar Creek Road, Greer, S. C. 29651  
State of South Carolina,  
County of GREENVILLE.

VOL 1093 PAGE 109

GREENVILLE CO. S.C.  
3 COPIES  
TAYLOR & HARRIS  
S.C.

1010

KNOW ALL MEN BY THESE PRESENTS, That M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR.  
AND JOHN COTHRAN COMPANY, INC., a South Carolina Corporation  
in the State aforesaid, in consideration of the sum of Twelve Thousand and No/100ths (\$12,000.00)

-----Dollars,  
to us in hand paid at and before the sealing of these presents by  
COTHRAN & DARBY BUILDERS, INC.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents  
do grant, bargain, sell and release unto the said COTHRAN & DARBY BUILDERS, INC., its Successors  
and Assigns Forever:

All that certain, piece, parcel or lot of land with buildings and improvements  
thereon, lying and being on the Easterly intersection of Sugar Creek Road and  
Cliffwood Lane near the City of Greenville, South Carolina being known and designated  
as Lot No. 351 on plat entitled "Map No. 6, Sugar Creek" as recorded in the R. M. C.  
Office in Plat Book 6-H, page 63 and having according to said plat, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Sugar Creek Road said pin  
being the joint corner of Lot No. 86 and 351 and running thence S. 37-22 E. 150 feet  
to an iron pin the joint rear corner of Lot Nos. 351 and 352; thence with the common  
line of said lots S. 52-38 W. 150 feet to an iron pin on the Northeasterly side of  
Cliffwood Lane; thence with the Northeasterly side of Cliffwood Lane N. 37-22 W. 125  
feet to an iron pin at the Easterly intersection of Sugar Creek Road and Cliffwood  
Lane; thence with said intersection N. 7-38 E. 35.35 feet to an iron pin on the  
Southeasterly side of Sugar Creek; thence with the Southeasterly side of Sugar Creek  
Road N. 52-38 E. 125 feet to an iron pin the point of beginning.

This conveyance is subject to a 40 foot building line on Sugar Creek Road, 20 foot  
building line on Cliffwood Lane, 20 foot sanitary easement across the rear portion of  
the lot, 5 foot drainage and utility easement across rear and side lot lines, restrictions  
applicable to Map No. 6 recorded in Deed Book 1092 at page 609 and is subject to  
any and all existing reservations, easements, rights of way, zoning ordinances and  
restrictions, or protective covenants that may appear of record or on the premises.

This is a portion of the property conveyed to the grantors herein by deed of Thena  
May Bishop Hipps, et al., dated April 30, 1973 and recorded May 1, 1973 in Deed Book  
973 at page 558.

-195-OUT OF 538.7-1-34

GCTO -----3 DE 4 78 381

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STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
DEC-478  
P.B. 11218  
24.30

GREENVILLE COUNTY  
071005  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ DEC-478 P.B. 19811  
13.20

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