

Grantee's Address: 105 Sugar Creek Rd. Greer, S. C. 29651

#5728

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, ATTORNEYS AT LAW, 10 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1125 PAGE 820

KNOW ALL MEN BY THESE PRESENTS, that M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR. and JOHN COTHRAN COMPANY, INC.

in consideration of Fifteen Thousand (\$15,000.00) and no/100 ----- Dollars,

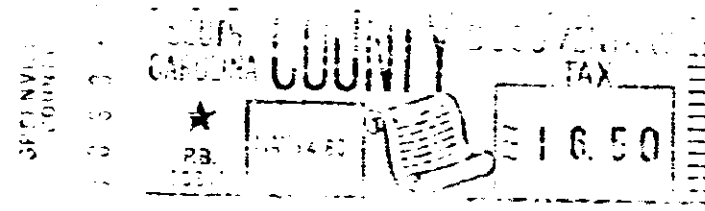
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto COTHRAN & DARBY BUILDERS, INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Sugar Creek Road, near the City of Greenville, South Carolina, and being designated as Lot No. 57 on Map One, Section Two, Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, Page 68, and, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Road, joint front corner of Lots 57 and 58 and running thence N. 57-26 W. 145 feet to an iron pin in the rear line of Lot 391; thence along the rear line of Lots 391 and 392 N. 32-34 E. 125 feet to an iron pin, common rear corner of Lots 392, 393, 56 and 57; thence along the common line of Lots 56 and 57 S. 57-26 E. 145 feet to an iron pin on the northwesterly side of Sugar Creek Road; thence along said Road S 32-34 W. 125 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the grantors herein by deed of James D. Ward to John C. Cothran, Ellis L. Darby, Jr. and M. Graham Proffitt, III, dated and recorded September 1, 1972, in Deed Book 954, Page 1 and also by deed of John C. Cothran to John Cothran Company, Inc. dated and recorded May 1, 1973, in Deed Book 973, Page 519.

This conveyance is subject to restrictions recorded in Deed Book 1122, Page 982, a 40' building setback line, roadways, easements and rights-of-way, if any, affecting the above described property. This conveyance is subject also to drainage and utilities easement 5' each side of side and rear lot lines.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 14th day of May 19 80

SIGNED, sealed and delivered in the presence of:

Elizabeth H. ... (witness signature)

M. Graham Proffitt III (SEAL)
ELLIS L. DARBY, JR. (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
By: John C. Bell (SEAL)
PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN, to before me this 14th day of May 19 80

Notary Public for South Carolina. (Signature)

My commission expires May 31, 1989

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

14th day of May 19 80
Notary Public for South Carolina. (Signature)

My commission expires May 31, 1989

RECORDED this 1st day of May 1980 at 4:01 P.M. No. 30000

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