

105 Sugar Creek Rd. 5200
TITLE TO REAL ESTATE—Offices of Hayes, Perry, Bryson & Johnston, Attorneys at Law, Greenville, S. C. 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4 53 PM '81
DONNIE TANKERSLEY
R.M.C.

BOOK 1157 PAGE 246

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

in consideration of Fifteen Thousand & 00/100 (\$15,000.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), 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:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being on the northwesterly side of Sweetwater Court, near the City of Greenville, South Carolina being known and designated as Lot 447 on Plat entitled "Map Three, Section II, Sugar Creek, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7X at Page 2 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sweetwater Court, said pin being the joint front corner of Lots 446 and 447 and running thence with the common line of said lots N. 59-10-19 W. 131.10 feet to an iron pin at the joint rear corner of Lots 446 and 447; thence S. 15-51 W. 125 feet to an iron pin at the joint rear corner of Lots 447 and 448; thence with the common line of said lots S. 74-06-46 E. 149.90 feet to an iron pin on the northwesterly side of Sweetwater Court; thence with the northwesterly side of Sweetwater Court N. 15-53-14 E. 12.16 feet to an iron pin; thence continuing with the Court on a curve, the chord of which is N. 4-49-01 W. 35.36 feet to an iron pin; thence continuing with the Court on a curve, the chord of which is N. 2-39-09 E. 47.22 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Grantors herein by Deed of Bankers Trust of South Carolina and Beatrice M. Collett, Co-Trustees under the Will of Raymond Leonard Collett, dated March 1, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1074 at Page 790.

(11)-195-534.6-1-47(106)

This property is conveyed subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, including a 10-foot drainage easement across rear lot line.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
OCT 23 '81
30.30

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT 23 '81
16.50

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 13 day of October 1981
JOHN COTHRAN COMPANY, INC. (SEAL)
President (SEAL)
M. Graham Proffitt III (SEAL)
Ellis L. Darby, Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
PROBATE
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 13 day of October 1981.
Notary Public for South Carolina (SEAL)
My commission expires: 5/9/89

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 and singular the premises within mentioned and released.
GIVEN under my hand and seal this
13 day of October 1981
Notary Public for South Carolina (SEAL)
My commission expires: 5/9/89

RECORDED OCT 23 1981 day of 19 at 4:53 P. M., No.

0 2 4 6

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