

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

1160-773

FILED
STATE OF SOUTH CAROLINA } S.C. Grantees' Address: 407 Sweetwater Road
COUNTY OF GREENVILLE } Greer, South Carolina 29651
JAN 12 10 PH '82

KNOW ALL MEN BY THESE PRESENTS, that **COCHRAN & DARBY BUILDERS, INC.**
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of One Hundred Twenty One Thousand
& 00/100 (\$121,000.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto John Mannion and Jean Ann Mannion, 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 Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 473 on plat entitled "Map Two, Section Two, Sugar Creek as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7X at Page 19 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sweetwater Road, said pin being the joint front corner of Lot Nos. 473 and 474 and running thence with the common line of said lots S. 47-43-38 E. 188.15 feet to an iron pin at the joint rear corner of Lot Nos. 473 and 474; thence S. 33-51-32 W. 67.89 feet to an iron pin at the joint rear corner of Lot Nos. 472 and 473; thence with the common line of said lots N. 63-37-31 W. 188.70 feet to an iron pin on the southeasterly side of Sweetwater Road; thence with the southeasterly side of Sweetwater Road on a curve N. 34-19-25 E. 120 feet to an iron pin, the point of beginning.

11-195-534.6-1-73

This is the same property conveyed to Grantors herein by Deed of John Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr., dated January 6, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1160 at Page 772.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and right of ways, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, including a 25-foot sanitary sewer easement across rear lot line.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX
JAN 1982
247.00

GREENVILLE COUNTY
095281
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JAN 18 '82
P.B. 19911
133.10

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)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 7th day of January 1982.

SIGNED, sealed and delivered in the presence of:

COCHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 7th day of January 1982.

[Signature] (SEAL) Barbara A. Belt
Notary Public for South Carolina
My commission expires:

RECORDED this JAN 8 1982 day of _____ 19 _____ at 12:10 P. M., No. 1160-773

0773

4328 RV-2