

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 104 Scattershot
Greer, S.C. 29651

MAR 20 3 53 PM '84

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 a principal place of business at
Greenville, S.C.

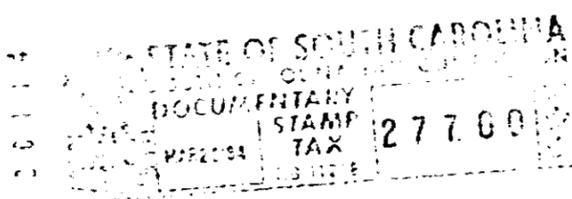
in consideration of ONE HUNDRED THIRTY-EIGHT THOUSAND TWO HUNDRED & NO/100 (\$138,200.00)-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto LENA M. PEDERSEN, her heirs and assigns, forever:

ALL that certain piece, parcel or tract of land, with all improvements thereon,
situate, lying and being in the State of South Carolina, County of Greenville, being
shown and designated as Lot No. 613, as shown on plat of Sugar Creek, Map One, Section
Three, prepared by C. O. Riddle, dated January 5, 1983, recorded in the R.M.C. Office
for Greenville County in Plat Book 9-F, at Page 35, reference to which plat is hereby
craved for a more accurate description for the metes and bounds hereof.

This conveyance is made subject to all easements, conditions, covenants, restrictions
and rights-of-way which are a matter of public record and/or actually existing upon the
grounds affecting the above-described property.

This is a portion of the same property conveyed to the Grantor by deed of M.
Graham Proffitt, III, et al, as recorded in the R.M.C. Office for Greenville County
in Deed Book 1197, at Page 310 on September 29, 1983.

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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 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(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of 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 au-
thorized officers, this 19th day of March 1984

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

James C. Blakely, Jr.
Brenda J. Hamlin

A Corporation
By: *[Signature]*
President
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 19th day of March 1984
James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires 1/6/92

Brenda J. Hamlin

RECORDED this MAR 20 1984 day of 19, at 3:53 P. M., No. 2833

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