

TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON, & JOHNSON, Attorneys at Law, Greenville, S. C.

FILE No. 885.43

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. both x corporations chartered under the laws of the State of South Carolina and having their principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of One (\$1.00) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Greenville County Sewer Authority, its successors and assigns, forever:

All that certain piece, parcel or lot of land rectangular in shape, the southerly corner of said rectangular parcel being located approximately 120 feet in a northerly direction from Pelham Road, near the City of Greenville, S. C., and being shown on a plat entitled "Property of Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc." made by C. O. Riddle, dated July 14, 1970, recorded in the RMC Office for Greenville County, S. C., in Plat Book \_\_\_\_\_, page \_\_\_\_\_, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at the iron pin which is the southerly corner of said parcel and being the corner nearest to Pelham Road and running thence N 41-39 W 74.83 feet to an iron pin; thence N 48-21 E 41 feet to an iron pin; thence S 41-39 E 74.83 feet to an iron pin; thence S 48-21 W 41 feet to an iron pin, the point of beginning. Together with an easement for the purpose of ingress and egress to and from the described parcel, the location and width thereof being shown on the aforementioned plat as "Easement for Ingress and Egress."

Also an easement 25 feet in width for the installation and maintenance of a sewer line, the same being shown on the aforesaid plat springing from the southeasterly corner of said parcel and terminating at the creek.

Also an easement 25 feet in width for the installation and maintenance of a sewer line, the same being shown on the aforesaid plat springing from the northerly corner of said parcel and terminating at the creek.

Located on the aforementioned rectangular parcel is a package sewer disposal plant. It is a condition subsequent to this conveyance that at such time as the grantee no longer uses said parcel as a sewage treatment facility, title to the rectangular parcel shall revert to the grantors, their successors and assigns, and the "Easement for Ingress and Egress" shall terminate. However, upon the happening of this event, the grantors agree and do hereby grant unto the grantee, its successors and assigns an easement 25 feet in width for the purpose of tying the sewer lines springing from the rectangular parcel into a trunk sewer line to be installed by the grantee along the creek located to the east of the rectangular parcel.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, its successors, heirs and assigns forever.

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

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III as President of M. G. Proffitt, Inc. on this the 16th day of July in the year of our Lord one thousand, nine hundred and seventy

Signed, sealed and delivered in the presence of:

*Jo Ann L. Stom*  
*Anita C. Zato*

COTHRAN & DARBY BUILDERS, INC.

By *Ellis L. Darby Jr.* President  
M. G. PROFFITT, INC.

By *M. Graham Proffitt III* President

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III as President of M. G. Proffitt, Inc., both corporations chartered under the laws of the State of South Carolina their sign, seal with corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16th day of July A. D. 19 70 (L. S.)  
*Anita C. Zato*  
Notary Public for South Carolina.  
My commission expires: April 2, 1979

Recorded July 17th, 1970 at 12:51 P.M. #1381

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