

STATE OF SOUTH CAROLINA,
County of GREENVILLE

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 its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Sixteen Thousand Nine Hundred Fifty Dollars (\$16,950.00) and assumption of that certain mortgage set out below, 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

JAMES H. BERNHARDT and LINDSEY B. BERNHARDT, 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 northwesterly side of Silver Creek Court, near the City of Greenville, S. C., being known and designated as Lot No. 277 on plat entitled "Map No. 1, Section 1, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Silver Creek Court, said pin being the joint front corner of Lot Nos. 276 and 277 and running thence with the common line of said lots N. 33-59-47 W. 130.05 feet to an iron pin, the joint rear corner of Lot Nos. 276 and 277; thence with the common line of Lots 267 and 277 S. 66-42-32 W. 194.38 feet to an iron pin, the joint rear corner of Lot Nos. 267 and 277; thence S. 22-41-33 E. 90.76 feet to an iron pin on the northerly side of a 10 foot easement; thence with the northerly side of said 10 foot easement N. 89-04-53 E. 158.67 feet to an iron pin on the northwesterly side of Silver Creek Court; thence with the northwesterly side of Silver Creek Court on a curve, the chord of which is N. 06-41-14 W. 10.05 feet to an iron pin; thence continuing on a curve the chord of which is N. 48-54-34 E. 76.41 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot easement across the rear lot line and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For Deed into Grantor, see Deed Book 1018, page 169.

AS a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$50,000.00, on that certain mortgage given by the Grantor herein to Carolina Federal Savings and Loan Association, in the face amount of \$50,000.00, dated May 13, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Volume 1339.

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, 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,

on this the 15th day of December in the year of our Lord one thousand, nine hundred and Seventy-five.

Signed, sealed and delivered in the presence of:

Maye R. Johnson, Jr.
Donna N. Barton

COTHRAN & DARBY BUILDERS, INC. (I. S.)
By *John C. Cothran*
and Vice President

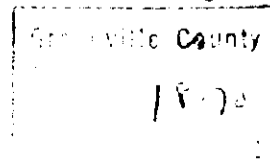
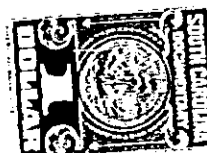
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PERSONALLY appeared before me *Maye R. Johnson, Jr.* and made oath that she saw *John C. Cothran*, as Vice President and *Donna N. Barton* of *Cothran & Darby Builders, Inc.* a corporation chartered under the laws of the State of *South Carolina* sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with *Donna N. Barton*, witnessed the execution thereof.

SWORN to before me this 15th day of December, 1975
Donna N. Barton (I. S.)
Notary Public for South Carolina.

My Commission Expires: 9/22/82
Recorded
DEC 15 1975 at 10:28 A/M

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