

TITLE TO REAL ESTATE—Prepared by Haynesworth, Perry, Bryan, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

3 Sugar Creek Rd., Greer, S. C. 29651
State of South Carolina,
County of GREENVILLE

11/15/73

KNOW ALL MEN BY THESE PRESENTS, That we, M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR. and JOHN COTHRAN COMPANY, INC., a South Carolina corporation in the State aforesaid, in consideration of the sum of Twelve Thousand and No/100 (\$12,000.00)

-----Dollars,
to us in hand paid at and before the sealing of these presents by COTHRAN & DARBY BUILDERS, INC.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said COTHRAN & DARBY BUILDERS, INC., its successors 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 Briar Creek Road near the City of Greenville being known and designated as Lot No. 92 as shown on a plat entitled "Map No. 5, Sugar Creek", as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 6-H, at page 2 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southeasterly side of Briar Creek Road said pin being the joint front corner of Lot Nos. 92 and 93 running thence with the common line of said lots S 52-12-40 E. 176.80 feet to a point in the center of a branch thence with the center of the branch the traverse line being S 32-43 W 61.03 feet to a point the joint rear corner of Lot Nos. 91 and 92; thence with the common line of said lots S 75-13-59 W 132.83 feet to an iron pin on the Easterly side of Sugar Creek Court; thence with the Easterly side of Sugar Creek Court on a curve the chord of which is N 35-33-16 W 68.48 feet to an iron pin; thence continuing with said court on a curve the chord of which is N 58-04 W 35.36 feet to an iron pin at the intersection of Sugar Creek Court and Briar Creek Road; thence with said intersection N 07-38 E 35.36 feet to an iron pin on the Southerly side of Briar Creek Road; thence with the Southerly side of Briar Creek Road N 52-38 E 11.15 feet to an iron pin; thence continuing with said road N 45-12-40 W 109.80 feet to an iron the point of beginning.

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This conveyance is subject to a 25 foot sanitary easement right of way and 10 foot drainage easement across the rear point of the lot and is subject to all restriction, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the identical property conveyed to the grantors herein by deed of James D. Ward, recorded in the R. M. C. Office for Greenville County, S. C., on September 1, 1973, in Deed Book 954, page 1, and by deed of John C. Cothran Company, Inc. recorded in said R. M. C. Office on May 1, 1973, in deed Book 973, page 519.

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