

FILED

TITLE TO REAL ESTATE—Offices of Haystack Drive, Box 200, Johnston, Attorney at Law, Greenville, S. C.
Grantees mailing address: 105 Sugar Creek Road, Greer, S.C. 29631
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 18 12 58 PM '79

1104-059

DONNA EMMERSLEY

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 consideration of Twelve Thousand and No/100ths (\$12,000.00) -----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

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 Sugar Creek Road near the City of Greenville, South Carolina, being known and designated as Lot No. 376 on plat entitled "Map No. 6, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 63, and having according to said plat the following metes and bounds, to-wit:

(11)-195-534.3-1-330(0.00)

BEGINNING at an iron pin on the Southeasterly side of Sugar Creek Road said pin being the joint front corner of lots 375 and 376 and running thence with the common line of said lots S. 33-07 E. 150 feet to an iron pin, the joint rear corner of lots 375 and 376, thence with the common line of lots 376 and 377 S. 62-48 W. 141.04 feet to an iron pin on the Northeasterly side of Stonehill Court, thence with the Northeasterly side of Stonehill Court N. 29-24 W. 100 feet to an iron pin, thence continuing with said Court N. 23-18 W. 24.19 feet to an iron pin at the intersection of Stonehill Court and Sugar Creek Road, thence with the said intersection N. 22-02 E. 35.14 feet to an iron pin on the Southeasterly side of Sugar Creek Road, thence with the Southeasterly side of Sugar Creek Road N. 61-33-30 E. 101.18 feet to an iron pin, the point of the beginning.

The foregoing conveyance is specifically made subject to Restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1092 at page 609, and is subject to a 25' sewer easement across the rear portion of the lot, and is further specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

THE foregoing conveyance is a portion of the property conveyed unto the grantors herein by deed of Thena Mae Bishop Hipps, dtd. April 30, 1973, recorded May 1, 1973, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 973 at page 558.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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 or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 11 day of

SIGNED, sealed and delivered in the presence of:

Mary R. [Signature]
Linda A. Leggett

June 11, 1979
JOHN COTHRAN COMPANY, INC.
BY: *[Signature]* (SEAL)
John S. Cothran, President, JOHN COTHRAN COMPANY, INC. (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (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 11 day of June 1979.
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP TAX \$24.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$13.20
JUN 13 1979

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of June 1979.
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires 5/9/89

RECORDED this JUN 18 1979 at 12:58 P.M. No. 377-033

0.95

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