

108 Sugarcane Court, Greer, S. C.
TITLE TO REAL ESTATE BY A CORPORATION

GR 2965 FILED
DEC 20 2 56 PM '79
DONNIE B. YAKERSLEY
R.H.C.

Vol 1117 Page 700

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 a principal place of business at Greenville, State of South Carolina, in consideration of TWENTY TWO THOUSAND, NINE HUNDRED AND FIFTY & No/100-- (\$22,950.00) Dollars and assumption of ~~XXXXXX~~ mortgage as set forth below the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto LUCIUS PINKNEY, JR. and SARAH C. PINKNEY, 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 easterly side of Sugarcane Court, near the City of Greenville, S. C., and being designated as Lot No. 25 on Map No. 7 of SUGAR CREEK, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-C at Page 15, and having, according to said plat, the following metes and bounds, to-wit:

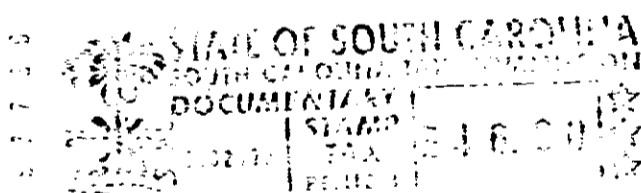
- 11-195-534.3-1-369

BEGINNING at an iron pin on the easterly side of Sugarcane Court, joint front corner of Lots 25 and 26, and running thence along said Court, N. 3-25-43 E. 116 feet to an iron pin, joint front corner of Lots 24 and 25; thence along the common line of said lots, S. 78-36-57 E. 145 feet to an iron pin; thence S. 14-13-13 W. 79.34 feet to an iron pin, joint rear corner of Lots 25 and 26; thence along the common line of said lots, S. 85-28-23 W. 130 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., dated December 4, 1979, and recorded December 5, 1979, in Greenville County Deed Book 1116 at Page 895.

As part of the consideration for this conveyance, the Grantees hereby assume and agree to pay the balance remaining on that mortgage from the Grantor herein to South Carolina Federal Savings and Loan Association, dated December 4, 1979, and recorded December 5, 1979, in Greenville County REM Volume 1490 at Page 470, in the original principal amount of \$72,000.00, said mortgage having a present unpaid principal balance of \$72,000.00.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.



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 or 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 authorized officers, this 20th day of December 19 79

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

By: John C. Cothran
President

Kathryn D. Cunningham
Will B. Long

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 20th day of December 19 79.

Kathryn D. Cunningham (SEAL)

Will B. Long

Notary Public for South Carolina
My commission expires: 3/15/82

RECORDED this 20th day of Dec., 1979 at 2:56 P/M at M., No. 20111

534.3

0709

4328 RV-2