

Mailing Address: 111 Sugarcane Court
Greer, S. C. 29651

#5660

HILL, WYATT & ~~XXXXXX~~ OFFICES OF HILL, WYATT & ~~XXXXXX~~

Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOHN R. THOMAS
R.M.C.

BOOK 1121 PAGE 349

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 Nineteen Thousand and No/100 (\$19,000.00) Dollars and assumption of mortgage set forth below ~~XXXXX~~, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOHN R. THOMAS, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the westerly side of Sugarcane Court, near the City of Greenville, South Carolina, and being designated as Lot No. 17, on Map No. 7 of Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugarcane Court, joint front corner of Lots 16 and 17, and running thence along the common line of said lots N. 83-01-18 W. 152.45 feet to an iron pin; thence N. 5-37-15 W. 99.81 feet to an iron pin; thence N. 32-20-44 E. 29.54 feet to an iron pin, joint rear corner of Lots 17 and 18; thence along the common line of said lots S. 71-53-18 E. 173.66 feet to an iron pin on the westerly side of Sugarcane Court; thence along said Court S. 12-32-42 W. 91 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to restrictions applicable to this subdivision recorded on March 21, 1979, in Book 1098, Page 973, a building setback line of 30 feet, drainage and utilities easement 5' each side of side and rear lot lines and underground electric and telephone lines as shown on aforementioned plat. This conveyance is also subject to roadways and rights of way, if any, affecting the above described property.

This is a portion of the 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 Deed Book 1116, Page 895.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$72,000.00 on that certain mortgage given in the face amount of \$72,000.00 given to South Carolina Federal Savings and Loan Association dated December 4, 1979, and recorded December 5, 1979, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1490, Page 456.

-195- 534.3-1-361

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY TAX
FEB 23 1980

GREENVILLE COUNTY
DOCUMENTARY TAX
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together with all and singular the rights, numbers, 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 29th day of February 19 80

SIGNED, sealed and delivered in the presence of: COTHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation

By: John C. Cothran
Vice President

STATE OF SOUTH CAROLINA PROBATE

COUNTY OF GREENVILLE 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 the grantor'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 29th day of February 19 80

Shirley B. Probst (SEAL) Elizabeth N. Alewife
Notary Public for South Carolina

My Commission Expires May 31, 1989

RECORDED FEB 29 1980 at 11:40 A. M. No. 20030

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