

105 Sugar Creek Road, Greer, SC 29615  
TITLE TO REAL ESTATE—Offices of Haywood Perry, Jr. & J. Eugene, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Aug 26 12 30 PM '80

DONNIE J. BANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN COTHRAN COMPANY, INC., a South Carolina Corporation, M. GRAHAM PROFFITT, III, and ELLIS L. DARBY, JR.

in consideration of Ten Thousand and 00/100ths (\$10,000.00)----- 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 MICHAEL D. GARFIELD AND MARILYN J. GARFIELD, 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 southwesterly side of Lake Water Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 258 on plat entitled "Map 1, Section 1, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Lake Water Court, said pin being the joint front corner of Lots 258 and 259 and running thence with the common line of said lots S. 08-53-46 W., 234.82 feet to an iron pin, the joint rear corner of Lots 258 and 259; thence with the common line of Lots 258 and 265 S. 60-16-11 W., 40.35 feet to an iron pin, the joint rear corner of Lots 258 and 265; thence N. 35-48-26 W., 78.81 feet to an iron pin; thence N. 07-03-06 W., 206.71 feet to an iron pin; thence N. 77-59-11 E., 104 feet to an iron pin on the southwesterly side of Lake Water Court; thence with the southwesterly side of Lake Water Court on a curve, the chord of which is S. 46-43-36 E., 56.46 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Cothran & Darby Builders, Inc., to Ellis L. Darby, Jr., dated and recorded May 1, 1973, in Deed Book 973, Page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc., dated and recorded May 1, 1973, in Deed Book 973, Page 549, and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1973, in Deed Book 973 at Page 753.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, and a 20-foot drainage easement as shown on recorded plat and a 25-foot sewer easement as shown on the recorded plat, and a 10-foot drainage easement as shown on recorded plat.

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 1st day of

SIGNED, sealed and delivered in the presence of:

*Sherry M. Bird*  
*Wayne R. Johnson*

August 1980  
JOHN COTHRAN COMPANY, INC.  
By: *John Cothran* (SEAL)  
President  
*M. Graham Proffitt III* (SEAL)  
M. Graham Proffitt, III  
*Ellis L. Darby, Jr.* (SEAL)  
Ellis L. Darby, Jr.

STATE OF SOUTH CAROLINA  
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PROBATE

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 1st day of August, 1980.

*Wayne R. Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5-9-89

*Sherry M. Bird*  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX = 20.00  
AUG 25 1980  
F.B. 11215

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

1st day of August, 1980.

*Wayne R. Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5-9-89

*Sherry M. Bird*  
*Ellis L. Darby, Jr.*

RECORDED AUG 26 1980 day of  
at 12:30 P.M.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
11.00  
M. No. 5525

0995

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