

401 Sugar Creek Lane, Greer, South Carolina 29651

TITLE TO REAL ESTATE BY A CORPORATION—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
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1135-717

KNOW ALL MEN BY THESE PRESENTS, that DONN COCHRAN & 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 One Thousand and 00/100ths (\$21,000.00)----- Dollars,

and assumption of Mortgage as hereinbelow set forth, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto DONALD C. TRASK AND VIRGINIA A. TRASK, 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 southerly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 10 on plat entitled "Map 7, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 15, and having, according to a more recent survey entitled "Revised Lot 10, Map 7, Sugar Creek," prepared by C. O. Riddle, Surveyor, dated December 19, 1979, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-T at Page 36, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, said pin being the joint front corner of Lots 10 and 11 and running thence with the common line of said lots S. 7-17-43 E., 188.90 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence S. 75-28 W., 75.57 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence with the common line of said lots N. 0-53-29 E., 174.02 feet to an iron pin on the southerly side of Sugar Creek Lane; thence with the southerly side of Sugar Creek Lane S. 86-47-53 W., 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to Grantor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated July 11, 1980, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1128, Page 977, on July 11, 1980.

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 25 foot sewer easement along side lot line and across rear portion of property.

As a part of the consideration for this conveyance, the Grantors herein assume and agree to pay that certain Note and Mortgage heretofore executed unto Carolina Federal Savings and Loan Association dated July 11, 1980, recorded July 11, 1980, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1507 at Page 437, and having a principal balance of \$78,000.00.

DOCUMENTARY TAX STAMP 12.00

GREENVILLE COUNTY CO 8 2 7 5 SOUTH CAROLINA COUNTY DOCUMENTARY TAX DEC 10 '80 23.10

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)' 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)' 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 10th day of December, 1980.

SIGNED, sealed and delivered in the presence of:

COCHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation

By:

Vice-President

Secretary

Sherry M. Bird
Wayne R. Johnson

John C. Cothran

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 10th day of December, 1980.

Wayne R. Johnson (SEAL)

Sherry M. Bird

Notary Public for South Carolina.
My commission expires: 5-9-89

RECORDED this DEC 10 1980 day of _____, 19____, at 12:20 P.M., No. 1135-717

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