

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.

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1143-985

KNOW ALL MEN BY THESE PRESENTS, that **COCHRAN COCHRAN COMPANY, INC.**, a South Carolina Corporation, **H. GRAHAM BOWRETT, JR.**, and **ELLIS L. DARBY, JR.**

in consideration of Fifteen Thousand and 00/100ths (\$15,000.00)-----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

COCHRAN & 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 Westerly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 477 on plat entitled "Map 2, Section 2, Sugar Creek", as recorded in the R.M.C. Office for Greenville County in Plat Book 78 at page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Shady Creek Court, said pin being the joint front corner of Lots Nos. 476 and 477, and running thence with the common line of said lots S. 72-30-15 W. 142.20 feet to an iron pin at the joint rear corner of Lots Nos. 476 and 477; thence S. 13-25-23 W. 53.41 feet to an iron pin at the joint rear corner of Lots Nos. 477 and 478; thence with the common line of said lots S. 78-22-51 E. 153.33 feet to an iron pin on the Westerly side of Shady Creek Court; thence with the Westerly side of Shady Creek Court on a curve, the chord of which is N. 2-50-25 W. 131.41 feet to an iron pin, point of beginning.

11 (195) 534.6-1-77

This being a portion of the property conveyed to Grantors herein by deed of Bankers Trust of South Carolina and Beatrice M. Collett, Co-Trustees under the Will of Raymond Leonard Collett, dated March 1, 1978, recorded in Deed Book 1074, Page 790, in the R.M.C. Office for Greenville County, South Carolina.

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 sanitary sewer easement across rear portion of lot; a 5 foot drainage easement as shown on the above 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 _____ day of _____ 1981

JOHN COCHRAN COMPANY, INC.

SIGNED, sealed and delivered in the presence of:

President John Cochran SEAL

H. Graham Bowrett, Jr.

H. Graham Bowrett, Jr. SEAL

Ellis L. Darby, Jr.

Ellis L. Darby, Jr. SEAL

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this _____ day of _____ 1981

Notary Public for South Carolina
My commission expires _____

STATE OF SOUTH CAROLINA
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, _____ 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, fraud 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 _____ day of _____ 1981

Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of _____ 1981

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