

TITLE TO REAL ESTATE - *Worth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.*

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SONA  
R.M.C.

DOCUMENTARY

STAMP

TAX

NOV 11 1981 11:59 AM 379

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 Fifteen Thousand & 00/100 (\$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 Cothran & Darby

Builders, Inc., its successors and assigns:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 485 on plat entitled, "Map Two, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7X at Page 19 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Shady Creek Court, said pin being the joint front corner of Lot Nos. 484 and 485 and running thence with the common line of said lots S. 11-37-44 E. 200.08 feet to an iron pin at the joint rear corner of Lot Nos. 484 and 485; thence N. 46-29-19 E. 116.17 feet to an iron pin; thence N. 33-25-28 E. 105.01 feet to an iron pin at the joint rear corner of Lot Nos. 485 and 486; thence N. 68-07-10 W. 157.45 feet to an iron pin on the southeasterly side of Shady Creek Court; thence with the southeasterly side of Shady Creek Court S. 50-07-33 W. 47.32 feet to an iron pin, the point of beginning.

*(11)-195-534.6-1-85 (Acres)*

This is 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 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1074 at Page 790 and also by Deed of Lucille M. Kluge dated September 23, 1976 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1043 at Page 402 on September 24, 1976.

This property is conveyed subject to all restrictions, setback lines, roadways, easements and right of ways, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, including a 25-foot sanitary sewer easement across rear lot line and a 10-foot drainage easement across rear lot line.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining; 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 12 day of November 1981

SIGNED, sealed and delivered in the presence of:

*Deborah D. Patrick*  
*May R. Johnson*

JOHN COTHRAN COMPANY, INC. (SEAL)  
President (SEAL)  
M. Graham Proffitt, III (SEAL)  
Ellis L. Darby, Jr. (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 12 day of November 1981

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

*Deborah D. Patrick*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ NOV 16 1981  
16.50

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

12 day of November 1981  
*May R. Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/9/89

*William C. ...*

RECORDED this NOV 16 1981 day of at 10:18 A. M., No. 12000

0379

4328 RV-2