

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

FILED

GREENVILLE CO. S. C.

VOL 1176 PAGE 702

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE NOV }

12 07 PH '82

LONG, BLACK & GASTON

SONN. DENNERSLEY

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 One Hundred Sixteen Thousand Seven Hundred Fifty (\$116,750.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto ROBERT D. ABRAMS AND VIRGINIA C. ABRAMS, 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 easterly side of Cherrywood Trail, near the City of Greenville, South Carolina, being known and designated as Lot No. 561 on plat entitled "Map Four, Section Two, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at page 52, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Cherrywood Trail, said pin being the joint front corner of Lots 561 and 562, and running thence with the common line of said lots N. 39-59-07 E. 156.63 feet to an iron pin at the joint rear corner of Lots 561 and 562; thence S. 24-04-24 E. 9.33 feet to an iron pin at the joint rear corner of Lots 561 and 562; thence with the common line of said lots N. 79-33-08 W. 154.91 feet to an iron pin on the easterly side of Cherrywood Trail; thence with the easterly side of Cherrywood Trail N. 5-02-56 E. 63.02 feet to an iron pin at the point of beginning.

11(195) 538.17 -1-53

This is the identical property conveyed to the Grantors herein by deed of John Cothran Company, Inc. et al., dated November 5, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1176 at page 698, on November 5, 1982.

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 particularly to a 25 foot sanitary sewer easement on the rear and side lot lines as shown on the recorded plat.

Grantor's Address
105 Cherrywood Trail
Greer, S.C. 29651

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY TAX
234.00
GREENVILLE COUNTY
DOCUMENTARY TAX
128.70

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 5th day of November 1982.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation
By:

Vice President

Secretary

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 5th day of November 1982.

Notary Public for South Carolina
My commission expires: 10-29-91

RECORDED NOV 5 1982 of 19 at 12:07 P. M., No. 11076

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