

101 Shady Creek Court, Greer, SC 29651

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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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JOHN COCHRAN & DARBY BUILDERS, INC.

KNOW ALL MEN BY THESE PRESENTS, that JOHN 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 Ninety Eight Thousand and 00/100ths (\$98,000.00) Dollars,

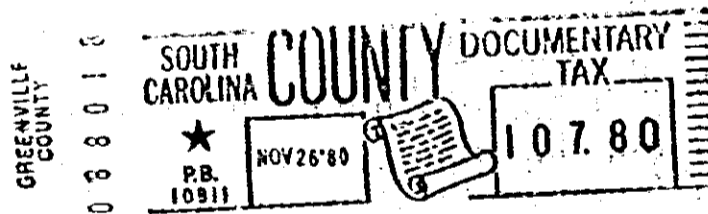
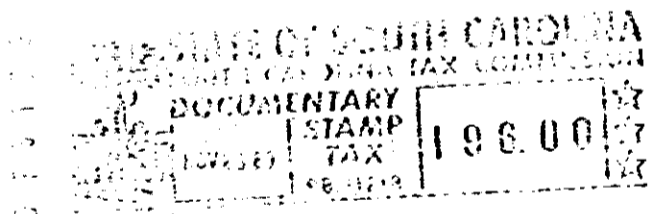
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto KENNETH A. BAKER AND MARIJKE J. C. BAKER, their Heirs and Assigns forever:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being at the easterly intersection of Sweetwater Road and Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 493 on plat entitled "Map 2, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 19, and having, according to said plat, the following metes and bounds, to-wit: (11) - 195-534.6-1-93

BEGINNING at an iron pin on the easterly side of Shady Creek Court, said pin being the joint front corner of Lots 492 and 493 and running thence with the common line of said lots N. 72-30-15 E., 125 feet to an iron pin, the joint rear corner of Lots 492, 493, and 494; thence with the common line of Lots 493 and 494 N. 7-06-31 E., 124.61 feet to an iron pin on the southerly side of Sweetwater Road; thence with the southerly side of Sweetwater Road S. 86-39-58 W., 156.66 feet to an iron pin at the easterly intersection of Sweetwater Road and Shady Creek Court; thence with the easterly intersection of Sweetwater Road and Shady Creek Court S. 28-32-11 W., 34.71 feet to an iron pin on the easterly side of Shady Creek Court; thence with the easterly side of Shady Creek Court S. 17-29-45 E., 127.52 feet to an iron pin, the point of beginning.

This is 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., of even date, to be recorded herewith.

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.



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 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(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 26th day of November, 1980.

SIGNED, sealed and delivered in the presence of:

COCHRAN & DARBY BUILDERS, INC. (SEAL)

A Corporation

By:

Sherry M. Bird

Vice-President

Maye R. Johnson

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 26th day of November, 1980

Maye R. Johnson (SEAL)

Sherry M. Bird

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

RECORDED NOV 26 1980 at 3:42 P. M., No. 1137

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