

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1171-666

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 Fifteen Thousand
and no/100 (\$115,000.00)----- 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 Wayne D. Setzer and Betty H. Setzer, 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 northerly side of Ladyslipper
Lane near the City of Greenville, South Carolina, being known and designated
as Lot No. 512, and a small portion of Lot No. 511 on a plat entitled "Map
Four, Section Two, Sugar Creek", recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 8P, at page 62, and having, according
to a more recent survey entitled "Survey for Wayne D. and Betty H. Setzer",
dated July 30, 1982, prepared by C. O. Riddle, R.L.S., and recorded in the
RMC Office for Greenville County, South Carolina, in Plat Book Q-E, at
page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Ladyslipper Lane, said
pin being the joint front corner of Lots 512 and 513, and running thence with
the common line of said lots N. 8-55 W. 196.5 feet to an iron pin at the joint
rear corner of Lots 512 and 513; thence N. 34-28-06 E. 40.44 feet to an iron
pin; thence S. 89-22-29 E. 160.58 feet to an iron pin; thence S. 15-58-38 E.
30 feet to an iron pin, the joint rear corner of Lots 511 and 512; thence
with the common line of said lots S. 74-01-22 W. 11.66 feet to an iron pin;
thence continuing with the common line of said lots S. 21-37-42 W. 203.88
feet to an iron pin on the northerly side of Ladyslipper Lane; thence with
the northerly side of Ladyslipper Lane on a curve, the chord of which is
N. 84-22-37 W. 41.86 feet to an iron pin, the point of beginning.

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it of 538.17-1-4
out of 538.17-1-3

This is the identical property conveyed to the Grantor herein by deed of John
Cothran Company, Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr., dated
August 6, 1982, and recorded in the RMC Office for Greenville County, S. C., in
Deed Book 1171, at page 664, on August 6, 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.

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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 6th day of August 19 82.

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 Cor-
poration, 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 6th day of August 1982

(SEAL) _____

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

RECORDED this AUG 6 da 1982 at _____ M., No. _____
at 4:34 P.M.

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