

STATE OF SOUTH CAROLINA,
County of Greenville

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 its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Fifteen Thousand and no/100 (\$15,000.00) dollars, and assumption of mortgage as set forth below to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Wayne A. Tarter and Billie E. Tarter, 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 northwesterly side of Lake Water Court, near the City of Greenville, S. C., being known and designated as Lot No. 256 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D at page 18 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lake Water Court, said pin being the joint front corner of Lots 256 and 255 and running thence with the common line of said Lots N 52-20-55 W 133.39 feet to an iron pin, the joint rear corner of Lots 256 and 255; thence S 37-58-27 W 25.19 feet to an iron pin; thence S 59-53-33 W 104.81 feet to an iron pin, the joint rear corner of Lots 256 and 257; thence with the common line of said Lots S 61-26-34 E 187.09 feet to an iron pin on the northwesterly side of Lake Water Court; thence with the northwesterly side of Lake Water Court N 28-18-47 E 48.65 feet to an iron pin; thence continuing with said Court N 32-59 E 44.77 feet to an iron pin, the point of beginning.

This conveyance is subject to a ten foot drainage easement across rear lot line, and all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deeds into grantor, see Deed Book 973, page 549, Deed Book 973, page 546, and Deed Book 973, page 753.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$50,000.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association, dated and recorded July 11, 1974, in the RMC Office for Greenville County, S. C., in Mortgage Book 1316, page 488.

GRANTEES TO PAY 1975 TAXES.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Ellis L. Darby, Jr., President

on this the 28th day of March in the year of our Lord one thousand, nine hundred and Seventy-five.

COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Elizabeth M. Alwine
Notary Public for South Carolina

BY: (I. S.)

Ellis L. Darby, Jr.
President



STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw Ellis L. Darby, Jr. as President

corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of March A. D., 19 75
Notary Public for South Carolina.
My Commission Expires: 11-19-79

Elizabeth M. Alwine

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