

105 Sugar Creek Road
Greer, SC 29651

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED

JAN 7 2 14 PM '80

VOL 1118 PAGE 451

DONNIE S. TANKERSLEY
R.M.C.

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 Ten Thousand and no/100ths (\$10,000.00) 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 forever:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of White Water Court, near the City of Greenville, South Carolina, being known and designated as Lot Number 171 on plat entitled "Revision, Lots 170 & 171, Map No. 2, Sugar Creek," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-Q at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of White Water Court, said pin being the joint front corner of Lots 170 and 171, and running thence with the common line of said lots N. 74-55 W., 49.56 feet to an iron pin; thence continuing with the common line of Lots 170 and 171 N. 66-38-31 W., 123.07 feet to an iron pin, the joint rear corner of Lots 170 and 171; thence, S. 53-52 W., 114.88 feet to an iron pin, the joint rear corner of Lot 171 and Tract "A"; thence with the common line of Lot 171 and Tract "A" S. 49-07 E., 160.3 feet to an iron pin, the joint corner of Lot 171 and Tract "A"; thence with the common line of Lot 171 and Tract "A" N. 64-55-22 E., 140 feet to an iron pin on the northwesterly side of White Water Court; thence with the northwesterly side of White Water Court on a curve, the chord of which is N. 6-15 E., 51.87 feet to an iron pin, the point of beginning. - 11-195-534.3-1-84 NOTE

This is a portion of the property conveyed to the Grantors herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr., dated and recorded May 1, 1973, in Deed Book 973, page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc. dated and recorded May 1, 1973, in Deed Book 973, page 549 and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1973 in Deed Book 973, page 753.

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 a 25-foot sewer easement and a 10-foot drainage easement as shown on the recorded plat. 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(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 4th day of January, 1980.

SIGNED, sealed and delivered in the presence of:

By: John Cothran (SEAL)
President
M. Graham Proffitt III (SEAL)
M. Graham Proffitt III
Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr.

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 4th day of January, 1980.

Kathy H. Bussiey (SEAL)
Notary Public for South Carolina
My commission expires: 3/27/89.

Kathy H. Bussiey
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
\$20.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

4th day of January, 1980.

Kathy H. Bussiey (SEAL)
Notary Public for South Carolina
My commission expires: 3/27/89.

Proda P. Proffitt
Ellis L. Darby

RECORDED this 7th day of January, 1980
at 2:14 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$11.00
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JAN 7 1980
P.B. 12611

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