

Mailing Address: 210 White Water Court
Greer, S. C. 29651

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OFFICE OF REAL ESTATE - Offices of HILL, WYATT & BANNISTER, INC. Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BANNISTER, INC.
WYATT & BANNISTER, INC.
GREENVILLE, S.C.

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 in Greenville, South Carolina, in consideration of Nineteen Thousand Five Hundred and no/100 (\$19,500.00) Dollars and assumption of mortgage set forth below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto VONIVER S. KELLY and GEORGETTE C. KELLY, 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 White Water Court, near the City of Greenville, S. C., and being designated as Lot 170 on a plat entitled "Revision Lots 170 & 171, Map No. 2, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7Q, Page 73, (for original plat, see Plat Book 4F, Page 85), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a drill hole on the northwesterly side of White Water Court, being the center of a joint driveway and also, the joint front corner of Lots 170 and 171, and running thence along the common line of said lots N. 74-55 W. 49.56 feet to an X on manhole cover ring; thence N. 53-52 E. 95.12 feet to an iron pin; thence N. 62-49-25 E. 76.85 feet to an iron pin, joint rear corner of Lots 169 and 170; thence along the common line of said lots S. 27-09-46 E. 152.23 feet to an iron pin on the northwesterly side of White Water Court; thence along said Court on a curve the chord of which is S. 71-53-44 W. 56.5 feet to a drill hole, the point of BEGINNING.

As shown on the plat above referred to, portions of the driveway serving Lots 170 and 171 are located partly on both of said lots. This property was conveyed to the grantor herein by deed of M. Graham Proffitt, III, et al, recorded December 5, 1979, in Deed Book 1116, Page 893 wherein the following appears: "The grantors and the grantee herein do hereby create a joint and reciprocal easement appurtenant for the purpose of ingress and egress to the respective lots for the benefit of the owners thereof, their invitees, licensees and assignees, the owners of the respective lots being equally and jointly responsible for the upkeep, maintenance and repair of that portion of the driveway that is joint, each being responsible individually for the upkeep, maintenance and repair for the respective portions thereof located exclusively on each lot." This conveyance is made subject to the privileges and obligations stated therein.

This conveyance is subject to all restrictions, setback lines, roadways and rights of way, if any, affecting the above described property, and is subject to a 10' drainage easement and 25' sanitary sewer easement.

(11)-195-534.3-1-83

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due on that certain mortgage given by the grantor herein to South Carolina Federal Savings and Loan Association in the face amount of \$72,000.00 recorded December 5, 1979, in the RMC Office for Greenville County, S. C., in Mortgage Book 1490, Page 444.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX

GREENVILLE COUNTY
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CAROLINA COUNTY DOCUMENTARY TAX
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together with all and singular the rights, numbers, 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 grantees(s), and the grantees(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 grantees(s) and the grantees(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 7th day of March 19 80

SIGNED, sealed and delivered in the presence of: COTHRAN & DARBY BUILDERS, INC. (SEAL)

Elizabeth M. Alewine
V. President
XXXXXX

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 the grantor'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 7th day of March 19 80
Notary Public for South Carolina
My Commission Expires May 31, 1989

RECORDED MAR 7 1980 at 2:38 P. M. No. 21111

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