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1169-220

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PH '82  
SLEY

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 Eighteen Thousand  
Nine Hundred Fifty & 00/100 (\$18,950.00)-----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 Lee H. Clippard and Merrily M. Clippard, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements  
thereon, situate, lying and being on the northwesterly side of Woody Creek Road, near  
the City of Greenville, South Carolina, being known and designated as Lot No. 497 on  
plat entitled, "Map One, Section Two, Sugar Creek" as recorded in the R.M.C. Office  
for Greenville County, SC in Plat Book 7C at Page 68, and having, according to said  
plat, the following metes and bounds, to-wit:

11(195) 534.6 - 1 - 97

BEGINNING at an iron pin on the northwesterly side of Woody Creek Road, said pin being  
the joint front corner of Lot Nos. 496 and 497, and running thence with the common line  
of said lots N. 57-26 W. 155.64 feet to an iron pin at the joint rear corner of Lot  
Nos. 496 and 497; thence S. 47-21-07 W. 48.63 feet to an iron pin; thence S. 33-25-  
28 W. 47.99 feet to an iron pin at the joint rear corner of Lot Nos. 497 and 498;  
thence with the common line of said lots S. 57-26 E. 168.77 feet to an iron pin on the  
northwesterly side of Woody Creek Road; thence with the northwesterly side of Woody  
Creek Road, N. 32-34 E. 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantors herein by Deed of John Cothran Company,  
Inc., M. Graham Proffitt, III and Ellis L. Darby, Jr. dated June 15, 1981 and recorded  
in the R.M.C. Office for Greenville County, SC in Deed Book 1149 at Page 922 on  
June 15, 1981.

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 as well as a 10-  
foot drainage easement along the side lot line.

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 25<sup>th</sup> day of June 19 82.

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

By: Casper Barber Vice President  
Margaret B. Ketchum 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 25<sup>th</sup> day of June 19 82. Casper Barber  
Margaret B. Ketchum (SEAL)

Notary Public for South Carolina.  
My commission expires: 10-26-88

RECORDED the JUN 25 1982, at 1:22 P.M., No. 29002

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