

AUG 9 12 47 PM '71

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TITLE TO REAL ESTATE-Prepared by KENNEDICK STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

**OLLIE FARNSWORTH**  
R. M. C.  
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 Thirteen Thousand Two Hundred Fifty and no/100 (\$13,250.00) 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 Jack H. Ferguson and Lois M. Ferguson, 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 southerly side of Hunting Hollow Road, near the City of Greenville, S. C., being known and designated as Lot No. 110 according to a revised plat of Lots 110 and 111, Section I, Foxcroft dated March 22, 1971, prepared by C. O. Riddle recorded in the RMC Office for Greenville County, S. C. in Plat Book 4I, at page 117 and having according to said plat the following metes and bounds, to-wit:

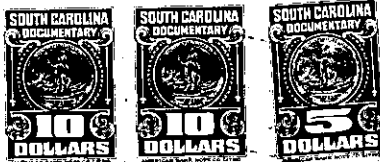
BEGINNING at an iron pin on the southerly side of Hunting Hollow Road, said pin being the joint front corner of Lots 109 and 110 and running thence with the southerly side of Hunting Hollow Road S 79-51 W 160 feet to an iron pin; thence S 37-32 E 148.4 feet to an iron pin; thence S 11-22 E 33.6 feet to an iron pin in the rear line of Lot 110; thence N 79-51 E 90.8 feet to an iron pin the joint rear corner of Lots 109 and 110; thence with the common line of said Lots N 10-09 W 165 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 905, page 429 and Deed Book 912, page 411.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$41,000.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$41,000.00, dated January 4, 1971, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1177, page 197.

GRANTOR TO PAY 1971 TAXES.



27  
Greenville  
Stamps Paid \$ 14.85  
Act No. 3002-1

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 9th day of August in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:  
*Jo Ann L. Starn*  
*May F. Johnson*

COTHRAN & DARBY BUILDERS, INC. (L.S.)  
By *Ellis L. Darby, Jr.*  
and 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 of Cothran & Darby Builders, Inc. a 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 9th day of August, 1971 A. D.  
*May F. Johnson*  
Notary Public for South Carolina.  
My Commission Expires November 19, 1979

*Jo Ann L. Starn*

Deed Recorded August 9th, 1971 at 12:47 P. M. #4077