

STATE OF SOUTH CAROLINA,
County of GREENVILLE

MAR 1 12 12 PM '72

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS That **Cochran & 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 Four-Hundred Ninety-Three and no/100 (\$13,493.00)--- dollars, and assumption of the mortgage hereinafter set out 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 Charles W. Aiken, Jr. and Marian M. Aiken, 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 northerly side of Queen Ann Road near the City of Greenville, S. C., being known and designated as Lot No. 30 on plat of Foxcroft, Section I., as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, at pages 2, 3 and 4, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Queen Ann Road, said pin being the joint front corner of Lots 30 and 31, and running thence with the common line of said lots N 3-49 W 165 feet to an iron pin, the joint rear corner of Lots 30 and 31; thence S 86-11 W 130 feet to an iron pin, the joint rear corner of Lots 29 and 30; thence with the common line of said lots S 3-49 E 165 feet to an iron pin on the northerly side of Queen Ann Road, thence with the northerly side of Queen Ann Road N 86-11 E 130 feet to an iron pin, the point of beginning.

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

For deed into grantor, see Deed Book 869, page 25.

GRANTEES TO PAY 1972 TAXES.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$45,000.00, on that certain mortgage given by Cochran & Darby Builders, Inc. herein to Security Federal Savings and Loan Association, in the face amount of \$45,000.00, dated and recorded September 7, 1971, in Mortgage Book 1206, Page 55.

Greenville County
Stamps
Paid \$ 14.85
Act No. 517 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 into the grantees(s) hereinafore 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 grantees(s) hereinafore 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 1st day of March in the year of our Lord one thousand, nine hundred and seventy-two.

Signed, sealed and delivered in the presence of:
Rosemary S. Falkenstein
Mary E. Johnson

COCHRAN & DARBY BUILDERS, INC. (I.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 she saw Ellis L. Darby, Jr. as President of Cochran & 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 1st day of March A. D. 1972.
Rosemary S. Falkenstein
Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

