

TITLE TO REAL ESTATE BY A CORPORATION <sup>FILED</sup> <sup>GREENVILLE 00. S. C.</sup> Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } JAN 30 4 05 PM '70 VOL 883 PAGE 449  
COUNTY OF GREENVILLE } OLLIE FARNSWORTH  
R. M. 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 at  
Greenville, State of South Carolina, in consideration of Nine Thousand, Three Hundred and  
Fifty-eight and 49/100 (\$9,358.49) Dollars,  
and assumption of mortgage as set out 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

Thomas L. Spradling, III., his heirs and assigns forever

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina,  
located on Continental Drive and being shown as Lot No. 9 on Plat of Merrifield Park, Section  
II, recorded in the RMC Office for Greenville County in Plat Book WWW, page 51, and being  
more particularly described according to said plat, as follows:

Beginning at an iron pin on the northeasterly side of Continental Drive, said iron pin being  
the joint front corner of Lots 9 and 10, and running thence N. 39-31 E. 170 feet to an iron pin,  
the joint rear corner of Lots 9 and 10; thence N. 50-29 W. 115 feet to an iron pin, the joint  
rear corner of Lots 8 and 9; thence S. 39-28 W. 168.3 feet to an iron pin on the northeasterly  
side of Continental Drive; thence with the northeasterly side of Continental Drive, S. 49-38 E.  
115 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, restrictions and rights of way of record  
upon or affecting said property.

As part of the consideration stated above, the grantee hereby assumes that certain mortgage  
given by Cothran & Darby Builders, Inc. to Fidelity Federal Savings and Loan Association,  
Greenville, South Carolina, on July 11, 1969, and recorded July 11, 1969 in the RMC office  
for Greenville County in Mortgage Book 1131, page 85, which mortgage has a present assumption  
balance in the amount of \$26,541.51.



Greenville County  
Act No. 330 Sec. 1

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 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(s)' heirs or successors against the grantor and its successors and against every person  
whosoever 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 30th day of January 1970.

SIGNED, sealed and delivered in the presence of:  
Samuel A. Pratt  
Charles F. Sims  
COTHRAN & DARBY BUILDERS, INC. (SEAL)  
A Corporation  
By: Ellis L. Darby, Jr.  
President  
John C. Cothran  
Secretary

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

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 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 30th day of January 1970.  
Samuel A. Pratt (SEAL)  
Notary Public for South Carolina.  
Charles F. Sims

My commission expires: Jan. 1, 1971  
RECORDED this 30th day of January 1970, at 4:05 P. M., No. #17001

201-5439-1-9