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14,250.00

VOL 909 PAGE 91

OLLIE FARNSWORTH

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Greenville County
15.95
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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 **Fourteen Thousand Two Hundred Fifty and no/100 (\$14,250.00)** dollars, 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 Kathleen T. Redmond, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Red Fox Trail, near the City of Greenville, S.C., being known and designated as Lot No. 71 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4F, 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 northeasterly side of Red Fox Trail, said pin being the joint front corner of Lots 71 and 72 and running thence with the common line of said lots N 42-59 E 188 feet to an iron pin at the edge of lake; thence with the edge of lake the traverse line being N 6-11 W 28.8 feet to an iron pin, the joint rear corner of Lots 70 and 71; thence with the common line of said lots S 86-11 W 212.2 feet to an iron pin on the northeasterly side of Castleton Way; thence with the northeasterly side of Castleton Way S 14-33 E 72 feet to an iron pin at the intersection of Castleton Way and Red Fox Trail; thence with the northeasterly side of Red Fox Trail S 36-14 E 71.7 feet to an iron pin; thence continuing with said Red Fox Trail S 47-01 E 36 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 902, page 167.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$46,500.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$46,500.00, dated November 5, 1970 and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1171, page 648.

GRANTEE TO PAY 1971 TAXES:



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, its successors, 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 its successors, 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. as President

on this the 18th day of February in the year of our Lord one thousand, nine hundred and 71

COTHRAN AND DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Sylvia H. Freeman
W. M. Johnson

By Ellis L. Darby, Jr. as President (I. S.)

Ellis L. Darby, Jr.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that 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 he, with other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of February, A. D., 1971
W. M. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979

Sylvia H. Freeman
-202-540.7-1-71

Recorded February 19th, 1971 at 11:29 A. M. #19257