

Nov 29 2 51 PM '71

TITLE TO REAL ESTATE-Prepared by KENDRICK, OLLIE FARNSWORTH, Attorneys at Law, Greenville, S. C. 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 Fourteen Thousand Nine Hundred Fifty and No/100 (\$14,950.00) 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 Benson C. McWhite and Martha A. McWhite, 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 Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 33 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 southerly side of Queen Ann Road, said pin being the joint front corner of Lots 32 and 33 and running thence with the common line of said lots S 3-49 E 165 feet to an iron pin, the joint rear corner of Lots 32 and 33; thence S 86-11 W 130 feet to an iron pin, the joint rear corner of Lots 33 and 34; thence with the common line of said lots N 3-49 W 165 feet to an iron pin on the southerly side of Queen Ann Road; thence with the southerly side of Queen Ann Road N 86-11 E 130 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer right of way across rear corner of lot and 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 918, page 225.

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 the grantors herein to First Federal Savings and Loan Association, in the face amount of \$45,000.00, dated June 17, 1971, and recorded in the RMC Office in Mortgage Book 1195, page 274.

Grantors to pay 1971 taxes.



Greenville County Stamps Paid \$ 16.50 Act No. 380 Sec. 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 24th day of November in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

Rosemary S. Watkins, Mary E. Johnson

COTHRAN & DARBY BUILDERS, INC. (L.S.)

By Ellis L. Darby, Jr. and 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 24th day of November A. D., 1971. Notary Public for South Carolina. My Commission Expires: 11/19/79

Rosemary S. Watkins

Deed Recorded November 29, 1971 at 2:51 P. M., #14983

200-540.7-1-33