

FILED GREENVILLE CO. S.C. 11 15 AM '72

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

STATE OF SOUTH CAROLINA, County of GREENVILLE

ELIZABETH RIDDLE R.M.C. Cothran & Darby Builders, Inc.

KNOW ALL MEN BY THESE PRESENTS That C. 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 Five Hundred and no/100 (\$13,500.00) 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 Robert N. Bailey and Virginia B. Bailey, 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. 103 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 Hunting Hollow Road said pin being the joint front corner of Lots 102 and 103 and running thence with the common line of said Lots S 22-39 W 222.7 feet to an iron pin in center of branch, the joint rear corner of Lots 102 and 103; thence with the branch as line, the traverse line being N 39-13 W 183.5 feet to an iron pin, the joint rear corner of Lots 103 and 104; thence with the common line of said Lots N 37-51 E 164 feet to an iron pin on the southerly side of Hunting Hollow Road; thence with the southerly side of Hunting Hollow Road S 52-09 E 30.8 feet to an iron pin; thence S 55-17 E 45.2 feet to an iron pin; thence S 61-41 E 45 feet to an iron pin, the point of beginning.

This conveyance is subject to a 20 foot drainage easement across rear lot line, a 25 foot sewer right of way across rear lot line 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 932, page 270.



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 the grantor herein to Carolina Federal Savings and Loan Association, in the face amount of \$45,000.00 dated December 22, 1971 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1217, page 300.

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 15th day of August in the year of our Lord one thousand, nine hundred and seventy-two.

Signed, sealed and delivered in the presence of:

Handwritten signatures of J. Penn L. Atron and Elizabeth B. Riddle

Greenville County Stamps Paid \$ 14.85 Act No. 380 Sec. 1

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

By 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 15th day of August, 1972 A. D., 1972 Elizabeth B. Riddle (L.S.) Notary Public for South Carolina. My Commission Expires November 19, 1979.

Handwritten signature of J. Penn L. Atron

Deed Recorded August 15, 1972 at 11:15 A. M., # 4515

200-5407-1-103