

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUL 10 4 54 PM '73

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 Eleven Thousand Five Hundred and no/100 (\$11,500.00) dollars, and assumption of the mortgage 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 WILLIAM G. BENSTON AND SHARON BENSTON, 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 northeasterly side of Merrifield Place, near the City of Greenville, S. C., being known and designated as Lot No. 96, on plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, pages 36 and 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Merrifield Place, said pin being the joint front corner of Lots 96 and 97 and running thence with the common line of said lots N 11-50 E 213.4 feet to an iron pin, the joint rear corner of Lots 96 and 97; thence S 50-01 E 235.4 feet to an iron pin, the joint rear corner of Lots 94 and 96; thence S 36-36 W 53 feet to an iron pin; thence S 69-05 W 160.2 feet to an iron pin on the northeasterly side of Merrifield Place; thence with the northeasterly side of Merrifield Place on a curve, the chord of which is N 45-26 W 60 feet to an iron pin, the point of beginning.

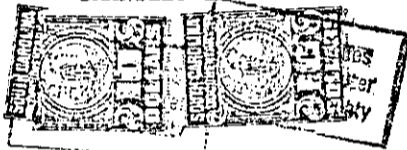
-200-540.9-1-96

For deed into grantors, see Deed Book 962, page 537.

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

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 Cothran & Darby Builders, Inc. to Fidelity Federal Savings and Loan Association in the face amount of \$45,000.00, dated and recorded July 10, 1973 in Mortgage Book 1284, page 35.

GRANTEES TO PAY 1973 TAXES.



2300  
Greenville County  
Stamps  
Paid \$ 1265  
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 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, John C. Cothran, as Vice President on this the 10th day of July in the year of our Lord one thousand, nine hundred and seventy-three.

COTHRAN & DARBY BUILDERS, INC.

By: *John C. Cothran* (L.S.)  
Vice President

Signed, sealed and delivered in the presence of:  
*Rosemary S. Gathkins*  
*Maye L. Johnson*

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran as Vice President and as 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of July A. D. 1973.  
*Maye L. Johnson* (L.S.)  
Notary Public for South Carolina.

My Commission Expires: November 19, 1979.

Deed Recorded July 10, 1973 at 4:54 P. M., # 853

540.9