

Grantees Address: 103 Cliffwood Lane
Greer, S. C. 29651

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HILL, WAITS & BANNISTER
ATTORNEYS AT LAW, GREENVILLE, S. 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 Thirty Five Thousand Nine Hundred Fifty and no/100 (\$35,950.00) 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

MICHAEL ALAN HOWARD and BEVERLY H. HOWARD, 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 Cliffwood Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 352 on plat entitled "Map No. 6, Sugar Creek: as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H, Page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Cliffwood Lane said pin being the joint front corner of Lot Nos. 351 and 352 and running thence with the common line of said lots N. 52-38 E. 150 feet to an iron pin, the joint rear corner of Lot Nos. 351 and 352; thence S. 37-22 E. 100 feet to an iron pin the joint rear corner of Lot Nos. 352 and 353; thence with the common line of said lots S. 52-38 W. 150 feet to an iron pin on the northeasterly side of Cliffwood Lane; thence with the northeasterly side of Cliffwood Lane N. 37-22 W. 100 feet to an iron pin, the point of beginning.

This property is subject to a 25 foot sewer easement across the rear lot line and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the same property conveyed to the grantor herein by deed of M. G. Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. recorded December 4, 1978, in Deed Book 1093, Page 98. -105-534.3-1-312

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due on that certain mortgage given by Cothran & Darby Builders, Inc. to Carolina Federal Savings and Loan Association in the original amount of \$70,800.00, which mortgage was recorded in the RMC Office for Greenville, S. C. on December 4, 1978, in Mortgage Book 1452, Page 54.

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) hereinafter 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) hereinafter named, and their successors, heirs and assigns, against itself and its successors, and against every person who may lawfully claim 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, Vice President,

on this the 16th day of February seventy-nine.

in the year of our Lord one thousand nine hundred and

COTHRAN & DARBY BUILDERS, INC.

By *John C. Cothran* Vice President

Signed, sealed and delivered in the presence of

Elizabeth M. Alewine
John C. Cothran

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Elizabeth M. Alewine and made oath that she

is John C. Cothran Vice President

of Cothran & Darby Builders, Inc.

a corporation chartered under the laws of the State of South Carolina

and as the act and deed of said corporation deliver the within written deed and that she be with

Schaefer B. Fenrick, witnessed the execution thereof

SWORN to before me this 16th day of February A.D. 1979

Elizabeth M. Alewine
My Commission Expires 11/19/79

RECORDED FEB 16 1979 at 10:41 A.M.

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