

TITLE TO REAL ESTATE-Prepared by KENDRICK, MAR 26 12 39 P.M. 1970 Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, } OLLIE FARNSWORTH
County of GREENVILLE } R. M. C.

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 Eight Thousand Eight Hundred and No/100 (\$8,800.00) Dollars and ~~XXXXXX~~ 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 Richard F. Hewitt and Annetta S. Hewitt, their heirs and assigns forever:

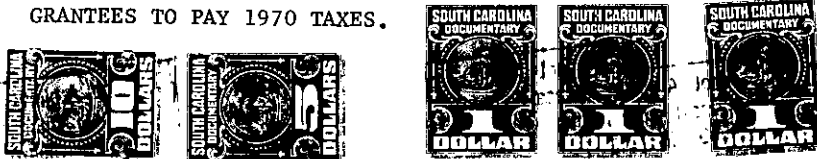
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Continental Drive, near the City of Greenville, S. C., being known and designated as Lot No. 19, Section II, Merrifield Park, as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 51 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Continental Drive, said pin being the joint front corner of Lots 11 and 19 and running thence with the common line of said lots S 44-46 W 136.1 feet to an iron pin, the joint rear corner of Lots 11 and 19; thence N 7-23 W 25.3 feet to an iron pin, the joint corner of Lots 18 and 19; thence N 47-55 W 90 feet to an iron pin, joint corner of Lots 19 and 20; thence with the common line of said lots N 44-34 E 156 feet to an iron pin on the southwesterly side of Continental Drive; thence with the southwesterly side of Continental Drive N 49-38 W 110 feet to an iron pin, the point of beginning.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$29,200.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$29,200.00, dated and recorded October 24, 1969, in the RMC Office for Greenville County, S. C., in Mortgage Book 1140, page 216.

This conveyance is subject to but not limited to a 15 foot Duke Power Company right of way as shown on recorded plat and a 5 foot drainage easement along side lot line, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1970 TAXES.



Greenville County
Stamps
Paid \$ 9.90
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 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 and John C. Cothran, Secretary 26th day of March in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

Anita C. Yates
W. Wayne Johnson

COTHRAN & DARBY BUILDERS, INC.

By Ellis L. Darby, Jr. (L.S.)
and Ellis L. Darby, Jr. President
John C. Cothran - Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (she) saw Ellis L. Darby, Jr. as President and John C. Cothran as Secretary 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 26th day of March A. D., 19 70.
W. Wayne Johnson (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Recorded March 26th, 1970 at 12:39 P.M. #20951

201-5439-1-10