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TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & FARNSWORTH Greenville, S. C.

STATE OF SOUTH CAROLINA,
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 Eighteen Thousand Four Hundred Fifty and No/100 (\$18,450.00) Dollars ~~more~~ 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 Edith D. Renegar, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Red Fox Trail and Hunting Hollow Road, near the City of Greenville, S. C., being designated as Lot No. 117, of Section I, Foxcroft, 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 southwesterly side of Red Fox Trail, said pin being the joint front corner of Lots 117 and 118 and running thence with Red Fox Trail S 47-01 E 107.9 feet to an iron pin; thence continuing with said Trail S 37-48 E 47.2 feet to an iron pin; thence continuing with said Trail S 19-22 E 47.2 feet to an iron pin at the intersection of Red Fox Trail and Hunting Hollow Road; thence S 34-51 W 35.3 feet to an iron pin on the northerly side of Hunting Hollow Road; thence with said Road S 79-51 W 140 feet to an iron pin, the joint corner of Lots 116 and 117; thence with the common line of said lots N 14-41 W 89.3 feet to an iron pin; thence N 49-00 W 42 feet to an iron pin, the joint rear corner of Lots 117 and 118; thence with the common line of said lots N 42-59 E 130 feet to an iron pin, the point of beginning.

This conveyance is subject to but not limited to a 20 foot drainage easement and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$41,500.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association, in the face amount of \$41,500.00, dated and recorded March 4, 1970, in the RMC Office for Greenville County, S. C., in Mortgage Book 1149, page 458.

For deed into grantor, see Deed Book 885, page 391.

GRANTEE TO PAY 1970 TAXES.



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, her ~~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 her ~~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 on this 21st day of July in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

Anita C. Gentry
Mayer R. Johnson

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

By Ellis L. Darby, Jr. President
and John C. Cothran Secretary

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 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 tha(s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21st day of July A. D., 1970
Mayer R. Johnson (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Anita C. Gentry

Recorded July 21st, 1970 at 4:15 P.M. #1662

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