

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 Twenty-eight Thousand Nine Hundred Fifty and No/100 (\$28,950.00) 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 Verley E. Swygert, Jr. and Marcia W. Swygert, 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 northwesterly side of Middlebrook Road, near the City of Greenville, S. C., being known and designated as Lot No. 305 on plat entitled "Map No. 1, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, page 17 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middlebrook Road, said pin being the joint front corner of Lots 304 and 305 and running thence with the common line of said lots N 49-15-00 W 170 feet to an iron pin, the joint rear corner of Lots 304 and 305; thence S 33-18-53 W 124.23 feet to an iron pin, the joint rear corner of Lots 305 and 306; thence with the common line of said lots S 49-15-00 E 153.79 feet to an iron pin on the northwesterly side of Middlebrook Road; thence with the northwesterly side of Middlebrook Road N 40-45-00 E 124.18 feet to an iron pin, the point of beginning.

This conveyance is subject 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 grantees herein do hereby assume and agree to pay the balance due of \$31,000.00 on that certain mortgage given by it to Security Federal Savings and Loan Association in the face amount of \$47,000.00 dated and recorded May 23, 1974 in the RMC Office for Greenville County, S. C., in Mortgage Book 1311, page 481.

For deed into grantor, see Deed Book 999, page 511.

GRANTEES TO PAY 1974 TAXES.



Greenville County
Stamps
Paid \$31.90
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 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, Vice President

on this the 9th day of August
seventy-four.

in the year of our Lord one thousand, nine hundred and
COHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Verley E. Swygert, Jr.
Marcia W. Swygert

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw John C. Cothran as Vice 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 9th day
of August A. D. 19 74
Notary Public for South Carolina (L.S.)

My commission expires November 19, 1979.

RECORDED AUG 9 '74 4040

0549

4328 RV.2