

AUG 19 9 23 AM '74

VOL 1005 PAGE 117

TITLE TO REAL ESTATE-Prepared by ~~MINOR~~ ~~W. F. FROST~~ Attorneys at Law, Greenville, S. C.
R.H.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 TWELVE THOUSAND THREE HUNDRED FIFTY and NO/100 (\$12,350.00) - - - - dollars, and assumption of 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

JOHN N. CASTRINOS and CALLIE S. CASTRINOS, their 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 Hillsborough Drive, near the City of Greenville, S. C., being known and designated as Lot No. 33 on plat entitled "Final Plat Revised, Map No. 2, 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 northerly side of Hillsborough Drive, said pin being the joint front corner of Lots 32 and 33, and running thence with the common line of said Lots N 9-41 E 183.5 feet to an iron pin, the joint rear corner of Lots 32 and 33; thence S 85-33 E 89.5 feet to an iron pin on the southwesterly side of Red Fox Trail; thence with the southwesterly side of Red Fox Trail S 12-02 E 64.5 feet to an iron pin; thence S 17-02 E 64 feet to an iron pin; thence S 22-02 E 64 feet to an iron pin at the intersection of Red Fox Trail and Hillsborough Drive; thence with the intersection of Red Fox Trail and Hillsborough Drive S 36-02 W 22.6 feet to an iron pin on the northerly side of Hillsborough Drive; thence with the northerly side of Hillsborough Drive N 80-19 W 165.3 feet to an iron pin, the point of beginning.

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

As a part of the consideration, the grantees do hereby assume and agree to pay as the same becomes due that certain mortgage given by the grantor to Fidelity Federal Savings and Loan Association recorded in the RMC Office in Mortgage Book 1301, page 780, the principal balance due thereon being \$47,600.00.

For deed into grantor, see Deed Book 993, page 824.

Greenville County
Stamps
Paid \$ 13.75
Act No. 380 Sec. 1

GRANTEES TO PAY 1974 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, 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, Vice President

on this the 16th day of August seventy-four.

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

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

Signed, sealed and delivered in the presence of:

Elizabeth M. Leidl
Robert C. Wilcox

and



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 16th day of August A. D., 1974

Robert C. Wilcox (L.S.)
Notary Public for South Carolina.

My commission expires 3/15/82

Elizabeth M. Leidl

RECORDED AUG 19 '74 4727
At 9:23 A.M.

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