

312 Middle Brook Rd. Pl 4
Greenville S.C. 29615

State of South Carolina,

Vol 1047 Page 249

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

Dec 3 2 46 PM '76

DONNIE S. TANKERSLEY
R.M.C.

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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-one Thousand Nine Hundred Fifty and No/100 (\$31,950.00)
and assumption of mortgage as set forth below,

~~dollars~~

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 W. Nagy and Carol Anne Nagy, 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 Middle Brook Road, near the City of Greenville, S. C., being known and designated as Lot No. 153, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at Page 72 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middle Brook Road, said pin being the joint front corner of Lots 152 and 153 and running thence N 38-41-10 W 145.35 feet to an iron pin, the joint rear corner of Lots Nos. 152 and 153; thence S 50-56-34 W 147 feet to an iron pin, the joint rear corner of Lots Nos. 153 and 154; thence with the common line of said lots S 64-11-34 E 138.04 feet to an iron pin on the northwesterly side of Middle Brook Road; thence with the northwesterly side of Middle Brook Road on a curve the chord of which is N 59-07-50 E 50.95 feet to an iron pin; thence continuing with Middle Brook Road on a curve the chord of which is N 71-45-00 E 33.30 feet to an iron pin, the point of beginning.

This conveyance is subject to a five foot drainage and utility easement along side and near lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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The grantees herein assume and agree to pay the balance due on that certain mortgage in the original principal sum of \$58,800.00, given by the grantors herein to First Federal Savings and Loan Association, dated May 7, 1976, and recorded in the RMC Office for Greenville County, S. C., in REM Book 1367, page 131, the principal balance due on this mortgage being \$42,000.00.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 3 1976
64.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
DEC 3 1976
35.20

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