

LONG, BLACK & GASTON T3204

TITLE TO REAL ESTATE BY A CORPORATION—Office of Haywood, Perry, Bryant, Munson & Johnston, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, S. C.

JAN 22 10 27 AM '81

KNOW ALL MEN BY THESE PRESENTS, that JOHN W. COCHRAN, President and DARBY BUILDERS, INC., a Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirty Four Thousand Five Hundred and 00/100ths (\$34,500.00) Dollars, and assumption of Mortgage as hereinbelow set forth, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto THOMAS EDWARD STAFFORD AND CAROLYN CORTE STAFFORD, 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 easterly intersection of Sweetwater Road and Creekside Road near the City of Greenville, South Carolina, being known and designated as Lot No. 413 on plat entitled "Map 3, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Sweetwater Road, said pin being the joint front corner of Lots 412 and 413 and running thence with the common line of said lots N. 26-13-37 E., 158.11 feet to an iron pin, the joint rear corner of Lots 413 and 414; thence with the common line of said lots S. 75-50-24 W., 175.05 feet to an iron pin on the southeasterly side of Creekside Road; thence with the southeasterly side of Creekside Road S. 11-50-49 W., 60 feet to an iron pin; thence continuing with said road S. 9-32 W., 55.12 feet to an iron pin at the easterly intersection of Sweetwater Road and Creekside Road; thence with said intersection S. 33-14-20 E., 36.70 feet to an iron pin on the northerly side of Sweetwater Road; thence with the northerly side of Sweetwater Road S. 68-01-03 E., 109.27 feet to an iron pin, the point of beginning.

This being the same property conveyed to Grantor herein by deed of John Cochran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated January 20, 1981, to be recorded herewith.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

11(95)-534-6-1-13

As a part of the consideration for this conveyance, the Grantors herein assume and agree to pay that certain Note and Mortgage heretofore executed unto First Federal Savings and Loan Association dated September 8, 1980, recorded in the RMC Office for Greenville County, South Carolina, on September 8, 1980, in Mortgage Book 1515, at Page 154, and having a principal balance of \$35,000.00.

GREENVILLE COUNTY  
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together with all and singular the rights, members, benefits and appurtenances to and premises belonging or in any way incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs or successors and assigns, forever. And the grantor does hereby bind himself and his heirs, assigns and assigns forever to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs and assigns, forever, against all and singular persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused these presents to be signed by its duly authorized officer on the 20th day of January 1981

SIGNED, sealed and delivered in the presence of JOHN W. COCHRAN & DARBY BUILDERS, INC. SEAL

*John W. Cochran*  
*John W. Cochran*

*John W. Cochran*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned, John W. Cochran, and made oath that she was the sole and lawful owner of the premises described above, and that she was the owner thereof.

Witness my hand and seal on the 20th day of January 1981

*John W. Cochran*

Notary Public for South Carolina

RECORDED JAN 22 1981

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