

Mailing Address: 112 Bessie Avenue
Greer, South Carolina 29651

NTC (#6245)

FILE TO REAL ESTATE -

GR... FILED BANNISTER
HILL, WYATT & XXXXXX
O.S.C.
NOV 2 3 55 AM '81
J. HARRISLEY
N.H.C.

Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1157 PAGE 630

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 a principal place of business in consideration of Twenty Eight Thousand and Greenville State of South Carolina in consideration of Twenty Eight Thousand and Three Hundred Fifty-five and 27/100 (\$28,355.27) Dollars and assumption of mortgage as 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 MICHAEL N. BINETTE and TERESA S. BINETTE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the southerly side of Bessie Avenue, near the City of Greer, South Carolina, and being designated as Lot 40, Woodland Heights, as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at page 151, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southern line of Bessie Avenue, joint front corner of Lots 39 and 40 and running thence N. 45-18 E. 100 feet to an iron pin at the joint front corner of Lots 40 and 41; thence S. 39-15 E. 190 feet to an iron pin at the joint rear corner of Lots 30, 31, 40 and 41; thence S. 45-18 W. 100 feet to an iron pin at the joint rear corner of Lots 31, 32, 39 and 40; thence N. 39-15 W. 190 feet to an iron pin, the point of beginning.

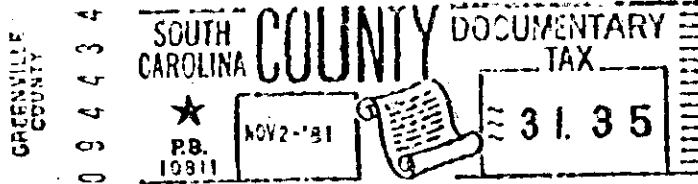
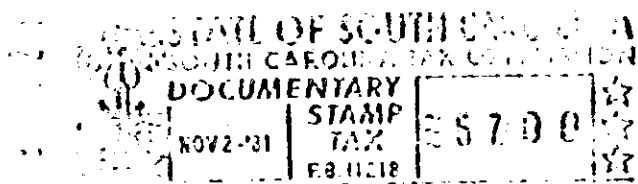
This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the Grantors herein by deed of David Wayne and Jane Huggin Rhodes dated October 29, 1981, and recorded October 2, 1981, in Deed Book 1157, at page 624.

As a part of the consideration, the Grantees assume and agree to pay the principal balance of \$21,594.73 on that certain mortgage given by David Wayne Rhodes and Jane Huggin Rhodes to First Federal Savings and Loan Association in the face amount of \$23,450.00 recorded on August 30, 1973, in Mortgage Book 1289, at page 426.

GRANTEES TO PAY 1981 TAXES.

11-285-532-5-9



together with all and singular the rights, numbers, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 30th day of October 19 81

COTHRAN & DARBY BUILDERS, INC.

SIGNED, sealed and delivered in the presence of:

A Corporation

(SEAL)

Elizabeth M. Alewine
Schuyler B. Rind

John C. Cotran
V. President
XXX XXX

400 8 5751801

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of October 19 81

Schuyler B. Rind (SEAL) Elizabeth M. Alewine

Notary Public for South Carolina
My Commission Expires May 31, 1989

RECORDED NOV 2 1981 9:55 A. M. No. 10579

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