

TITLE TO REAL ESTATE-Prepared by KENDRICK STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

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 Three Thousand Nine Hundred Fifty and No/100 (\$33,950.00) dollars, and assumption of that certain 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 FLOYD W. MOSER and BETTY J. MOSER, 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 Sugar Lake Court, known and designated as Lot No. 147 of Sugar Creek according to a plat entitled "Sugar Creek, Map No. 4, Section I", as recorded in the RMC Office for Greenville, S. C., in Plat Book 5D, 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 Sugar Lake Court, said pin being the joint front corner of Lots 147 and 148, running thence N 39-17-31 W 126.47 feet to an iron pin, the joint rear corner of said Lots; turning and running thence with the joint rear line of Lots 145, 146, and 147 N 46-15-00 E 160 feet to an iron pin, said iron pin being on the southwesterly side of Stone Ridge Road and being the joint corner of Lots 146 and 147 on said Road; turning and running thence on the southwesterly side of Stone Ridge Road S 37-00-00 E 124.52 feet to an iron pin; turning and running thence N 04-45-00 E 37.54 feet to an iron pin on Sugar Lake Court; turning and running thence with the westerly side of Sugar Lake Court S 46-30 W 78.38 feet to an iron pin; continuing thence with the westerly side of Sugar Lake Court S 41-24-34 W 35.36 feet; continuing thence with the westerly side of said Sugar Lake Court S 21-06-09 W 18.31 feet to an iron pin, the point of beginning. - 195 - 534.3 - 1 - 213

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

For deed into grantor, see Deed Book 1022, page 598.

GRANTEES TO PAY 1976 TAXES.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$26,000.00 on that certain mortgage given by grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$46,800.00 dated August 11, 1975, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1346, page 29.

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 successors, 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.

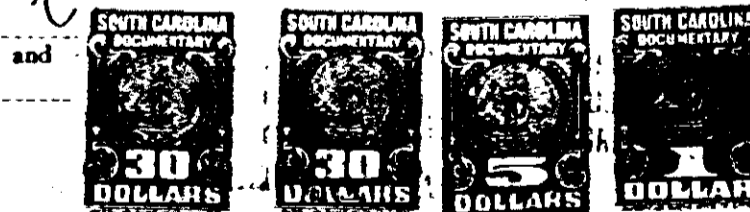
In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 12th day of March  
seventy-six.

in the year of our Lord one thousand, nine hundred and

COTHRAN & DARBY BUILDERS, INC.

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



Signed, sealed and delivered in the presence of:

*Elizabeth M. Alewine*  
*Carolyn B. Lewis*

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 and \_\_\_\_\_ as \_\_\_\_\_ 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 12th day of March A. D., 1976  
*Carolyn B. Lewis* (L.S.)  
Notary Public for South Carolina.

My Commission Expires: 2/14/83

RECORDED MAR 12 '76 at 2:32 P.M. 23216  
534.3



37.46

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