

TITLE TO REAL ESTATE BY A CORPORATION — Mann, Foster, Ashmore & Brissey, Attorneys at Law, Greenville, S. 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 a principal place of business at Greenville, State of South Carolina, in consideration of -----

Thirteen Thousand Five Hundred and No/100----- (\$13,500.00)----- Dollars, and assumption of mortgage set out below, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto David A. Carroll, his heirs and assigns, forever;

All that certain piece, parcel or lot of land, situate, lying and being on the south side of Hunting Hollow Road in the County of Greenville, State of South Carolina, being shown and designated as Lot 111 of Sect. 1, on a plat of Foxcroft recorded in the RMC Office for Greenville County in Plat Book 4-F, Pages 2-4, and having according to said plat the following metes and bounds, to-wit:

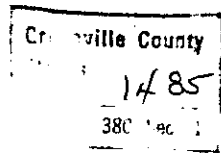
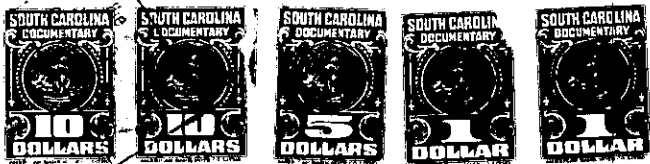
Beginning at an iron pin on the south side of Hunting Hollow Road, said iron pin being at the joint front corner of Lots 111 and 112, and running thence with the common line of said Lots S. 10-09 E. 165 feet to an iron pin, joint rear corner of said Lots; thence running N. 79-51 E. 130 feet to an iron pin, joint rear corner of Lots 110 and 111; thence turning and running with the joint line of said Lots N. 10-09 W. 165 feet to an iron pin on the south side of Hunting Hollow Road; thence turning and running along the south side of Hunting Hollow Road S. 79-51 W. 130 feet to the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

This is the same property conveyed to the grantor herein by deed of Fred H. Hudson recorded in the RMC Office for Greenville County in Deed Book 869 at Page 25, and deed of M. G. Proffitt, Inc. recorded in the RMC Office for Greenville County in Deed Book 889, at Page 387.

As a part of the consideration herein, the grantee herein specifically assumes and agrees to pay that certain mortgage in favor of First Federal Savings & Loan Association in the principal amount of \$37,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1154, at Page 422, and having a present principal balance due thereon of \$37,000.00.

27



together with all and singular the rights, members, 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 against the grantor and its successors and against every person whatsoever 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 6th day of January 1971.

SIGNED, sealed and delivered in the presence of:

COTHRAN & DARBY BUILDERS, INC.

(SEAL)

A Corporation

By:

John B. Mann
Robert H. Barrett

Ellie L. Darby Jr.
President
John C. [Signature]
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 6th day of January 1971.

John B. Mann (SEAL)
Notary Public for South Carolina.
My commission expires 5/19/79

Robert H. Barrett

RECORDED this 7th day of January 1971, at 9:56 A. M., No. #15661

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