

TITLE TO REAL ESTATE-Prepared by ~~KENNETH STANLEY JOHNSON~~ JOHNSON, Attorneys at Law, Greenville, S. C.

SEP 27 10 23 AM '71

STATE OF SOUTH CAROLINA
County of GREENVILLE
ELIE FARNSWORTH
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 Thirteen Thousand Six Hundred and no/100 (\$13,600.00) dollars, and assumption of mortgage as 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 James D. Howell and June H. Howell, 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 southerly side of Stonehedge Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 80 on plat entitled Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Stonehedge Drive, said pin being the joint front corner of Lots 79 and 80 and running thence with the common line of said Lots S 19-00 W 208 feet to an iron pin at the edge of lake; thence with the edge of lake the traverse line being N 43-47 W 147.4 feet to an iron pin, the joint rear corner of Lots 80 and 80A; thence with the common line of said Lots N 7-05 E 108.4 feet to an iron pin on the southerly side of Stonehedge Drive; thence with the southerly side of Stonehedge Drive N 86-11 E 19.4 feet; thence continuing with said Drive S 87-50 E 69 feet to an iron pin; thence continuing with said Drive S 76-47 E 70 feet to an iron pin, the point of beginning.

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

For deed into grantor, see Deed Book 910, page 577.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$43,900.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$43,900.00, dated March 16, 1971, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1183, page 565.

GRANTEES TO PAY 1971 TAXES.



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 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, Ellis L. Darby, Jr., President on this the 24th day of September in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:
Jo Ann L. Stearn
May R. Johnson

COTHRAN & DARBY BUILDERS, INC. (L.S.)
By *Ellis L. Darby Jr.*

STATE OF SOUTH CAROLINA,
County of Greenville

Greenville County
15-40



PERSONALLY appeared before me the undersigned witness and made oath that s he saw Ellis L. Darby, Jr. as President 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 24th day of September A. D., 19 71
May R. Johnson (L.S.)
Notary Public for South Carolina.

Jo Ann L. Stearn

My Commission Expires November 19, 1979.
Deed Recorded September 27, 1971 at 10:23 A. M., #8971

200-54C.7-1-80

5-17