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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
R. H. 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 Eighteen Thousand Five Hundred and no/100 (\$18,500.00) 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 William E. Stephenson and Mary W. Stephenson, 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 Hunting Hollow Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 102, Foxcroft, Section I, as recorded in the RMC Office for Greenville County, 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 Hunting Hollow Road, said pin being the joint front corner of Lots 102 and 103 and running thence with the common line of said lots S 22-39 W 222.7 feet to an iron pin, the joint rear corner of Lots 102 and 103; thence N 86-25 E 174 feet to an iron pin, the joint rear corner of Lots 101 and 102; thence with the common line of said Lots N 7-42 E 162.2 feet to an iron pin on the southerly side of Hunting Hollow Road; thence with the southerly side of Hunting Hollow Road N 76-54 W 57.5 feet to an iron pin; thence N 68-52 W 57.5 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 930, page 187.

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

GRANTEES TO PAY 1972 TAXES.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$38,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$42,500.00, dated November 17, 1971 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1213, page 647.

Greenville County
Stamps
Paid \$ 20.35
Act No. 380 Sec. 1

200-540.7-1-102

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 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 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., as President on this the 20th day of March in the year of our Lord one thousand, nine hundred and seventy-two.

Signed, sealed and delivered in the presence of:

Jo Ann L. Stron
Walter R. Johnson

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

STATE OF SOUTH CAROLINA,
County of Greenville

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 20th day of March A. D. 19 72
Walter R. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.
Deed Recorded March 21, 1972 at 8:46 A. M., #25166

Jo Ann L. Stron

540.7

