

FILED GREENVILLE CO. S. C.

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

STATE OF SOUTH CAROLINA, 19 9 27 AM '72

County of GREENVILLE

OLLIE FARNSWORTH

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 Eleven Thousand Two Hundred Seven and 13/100 (\$11,207.13) 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 Thomas DuVal Guest and Gwendolyn Hodge Guest, 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 southwesterly side of Stonehedge Drive, near the City of Greenville, S. C., being known and designated as Lot No. 78 on plat of 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 southwesterly side of Stonehedge Drive, said pin being the joint front corner of Lots 78 and 79 and running thence with the common line of said lots S 44-12 W 216.9 feet to an iron pin, the joint rear corner of Lots 78 and 79; thence S 69-23 E 87.4 feet to an iron pin, joint rear corner of Lots 77 and 78; thence with the common line of said lots N 65-37 E 162.6 feet to an iron pin on the southwesterly side of Stonehedge Drive; thence with the southwesterly side of Stonehedge Drive N 26-12 W 77.5 feet to an iron pin; thence continuing with said Drive N 39-00 W 77.5 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer right of way across rear portion of lot 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 917; page 376.

GRANTEES TO PAY 1972 TAXES.



Greenville County Stamps Paid \$12.65 Act No. 380 Sec. 1

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$44,792.87 on that certain mortgage given by the grantor herein to Carolina Federal Savings and Loan Association, in the face amount of \$45,000.00, dated and recorded June 8, 1971, in the RMC Office for Greenville County, S. C., in Mortgage Book 1220, page 391.



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., President

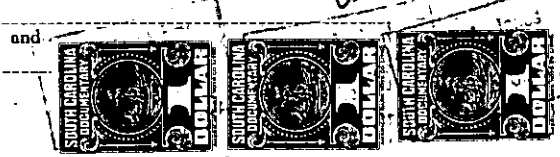
on this the 12th day of June seventy-two.

in the year of our Lord one thousand, nine hundred and COTHRAN & DARBY BUILDERS, INC.

By Ellis L. Darby, Jr. (L.S.) President

Signed, sealed and delivered in the presence of:

Arleta C. Gatz
Mary R. Johnson



STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that he saw Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc.

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 June A. D., 19 72 Mary R. Johnson (L.S.) Notary Public for South Carolina.

Arleta C. Gatz

My commission expires November 19, 1979.

Deed Recorded June 13, 1972 at 9:27 A. M., #33960

540.7

200-540.7-1-78