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TITLE TO REAL ESTATE-Prepared by KENNETH C. ARMISTEAD & MARtha S. ARMISTEAD, 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 its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Eighteen Thousand and No/100 (\$18,000.00) 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 Robert A. Armistead and Martha S. Armistead, 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 southeasterly side of Middle Brook Road near the City of Greenville, S. C., being known and designated as Lot No. 294 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, said pin being the joint front corner of Lots 294 and 295, and running thence with the common line of said lots S 49-15-00 E 175.74 feet to an iron pin, the joint rear corner of Lots 294 and 295; thence S 41-36-12 W 125.2 feet to an iron pin; thence N 49-11 W 173.8 feet to an iron pin on the southeasterly side of Middle Brook Road; thence with the southeasterly side of Middle Brook Road N 40-45-00 E 125 feet to an iron pin, the point of beginning.

For Deed into Grantor, see Deed Book 998, page 725.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1974 TAXES.

As a part of the consideration herein the Grantees do hereby assume and agree to pay the balance due of \$50,000.00 on that certain mortgage given by the Grantor herein to Carolina Federal Savings and Loan Association, Greenville, S. C., in the face amount of \$50,000.00, dated May 9, 1974, and recorded in the RMC Office in Mortgage Book 1310, page 53.



Greenville County
Stamps
Paid \$ 19.80
Act 15, 330 Sec. 1

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, John C. Cothran, Vice President

on this the 9th day of August seventy-four.

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:

Clara H. Bayler
May R. Johnson

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran as Vice 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of August, 1974.

Notary Public for South Carolina.

My Commission Expires: November 19, 1979.

Clara H. Bayler

RECORDED AUG 13 '74 4317

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