



52.00

28.60

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 Twenty-six Thousand and No/100 \$26,000.00) ----- 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 William Lotz and Mary Patricia Lotz, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the westerly intersection of Silver Creek Road and Sandy Creek Court, near the City of Greenville, S. C., being known and designated as Lot No. 262 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 southwesterly side of Silver Creek Road, said pin being the joint front corner of Lots 261 and 262, and running thence with the common line of said lots S 40-45-00 W 128 feet to an iron pin, the joint corner of Lots 261 and 262; thence with the line of Lot 260 N 27-15-31 W 25 feet to an iron pin, the joint rear corner of Lots 262 and 263; thence with the common line of said lots S 54-50-21 E 143.33 feet to an iron pin on the northwesterly side of Sandy Creek Court; thence with the northwesterly side of Sandy Creek Court N 37-57-20 E 71.44 feet to an iron pin; thence continuing with said Court N 40-45 E 42 feet to an iron pin at the intersection of Sandy Creek Court and Silver Creek Road; thence with said intersection N 04-15 W 35.36 feet to an iron pin on the southwesterly side of Silver Creek Road; thence with the southwesterly side of Silver Creek Road N 49-15-00 W 120 feet to an iron pin, the point of beginning.

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This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property. This conveyance is subject to a 10-foot drainage easement down rear lot line. For deed into grantor, see Deed Book 1014, page 13.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$35,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$48,000.00 dated and recorded January 20, 1975, in the RMC Office for Greenville County, S. C., in Mortgage Book 1332, page 236.

GRANTEES TO PAY 1975 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, ~~heirs~~ 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~~ 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 2nd day of June seventy-five.

in the year of our Lord one thousand, nine hundred and

COTHRAN & DARBY BUILDERS, INC.

By John C. Cothran (L.S.) Vice President

and



Signed, sealed and delivered in the presence of:

Elizabeth M. Alvarado
Mary K. Anderson

STATE OF SOUTH CAROLINA,
County of GREENVILLE

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

SWORN to before me this 2nd day of June A. D. 1975
Notary Public for South Carolina (L.S.)

My Commission Expires: November 19, 1979

RECORDED JUN 2 '75 at 10:32 A.M. 28.60

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