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

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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 Ten Thousand Eight Hundred Ten and 84/100 (\$10,810.84) - - - - - dollars, and assumption of that certain mortgage set out 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 Lee C. Bowden, his 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 Devenger Road, near the City of Greenville, S. C., being known and designated as Lot No. 19 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 southerly side of Devenger Road, said iron pin being the joint front corner of Lots 18 and 19 and running thence with the common line of said lots S. 3-49 E. 165 feet to an iron pin, the joint rear corner of Lots 18 and 19; thence S. 86-11 W. 135 feet to an iron pin, joint rear corner of Lots 19 and 20; thence with the common line of said lots N. 3-49 W. 165 feet to an iron pin on the southerly side of Devenger Road; thence with the southerly side of Devenger Road N. 86-11 E. 135 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 995, page 741.

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

GRANTEE TO PAY 1976 TAXES.

- 2.00 - 540.7 - 1 - 19

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$45,989.16, on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association, in the face amount of \$46,800.00, dated March 20, 1974, and recorded March 21, 1974, in the RMC Office for Greenville County, S. C. in Mortgage Book 1305, page 130.



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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, his 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 his 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 11th day of February in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

*Donna N. Barton*  
*Elizabeth M. Alewine*

COTHRAN & DARBY BUILDERS, INC.  
By *John C. Cothran* (L.S.)  
John C. Cothran, Vice President



STATE OF SOUTH CAROLINA,  
County of GREENVILLE

PERSONALLY appeared before me Donna N. Barton 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 Elizabeth M. Alewine, witnessed the execution thereof.

SWORN to before me this 11th day of February A. D., 1976.  
*Elizabeth M. Alewine* (L.S.)  
Notary Public for South Carolina  
My Commission Expires: July 16, 1985

RECORDED FEB 12 '76 at 12:09 P.M. 20457

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