

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

STATE OF SOUTH CAROLINA, DONNIE S. TANKERSLEY  
County of GREENVILLE 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 Thirty Thousand and No/100 (\$30,000.00) Dollars and assumption of ~~debts~~, that certain mortgage set out hereinbelow, 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

JAMES F. BRENNAN and MILDRED N. BRENNAN, 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 northwesterly side of Silver Creek Court, near the City of Greenville, S. C., being known and designated as Lot No. 276 on plat entitled "Sugar Creek, Map No. 1, Section One" 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 northwesterly side of Silver Creek Court, said pin being the joint front corner of Lots 275 and 276, and running thence with the common line of said Lots N. 49-29-46 W. 140.44 feet to an iron pin, the joint rear corner of Lots 275 and 276; thence S. 49-46-54 W. 81.55 feet to an iron pin, the joint rear corner of Lots 276 and 277; thence with the common line of said Lots S. 33-59-47 E. 130.05 feet to an iron pin on the northwesterly side of Silver Creek Court; thence with the northwesterly side of Silver Creek Court on a curve, the chord of which is N. 72-10-21 E. 44.72 feet to an iron pin; thence continuing with the said chord N. 45-36-26 E. 30.12 feet to an iron pin; thence continuing with the said chord N. 43-03-20 E. 47.22 feet to an iron pin, the point of beginning.

-195-534.3-1-28

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

For deed into Cothran & Darby Builders, Inc., see Deed Book 1010, page 117, dated November 6, 1974, and recorded November 12, 1974, and Deed Book 1013, page 253 recorded January 16, 1975.

GRANTEES TO PAY 1976 TAXES.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$43,500.00 on that certain mortgage given by the grantor herein to Carolina Federal Savings and Loan Association in the face amount of \$52,500.00 dated November 6, 1974, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1327, page 272.

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 28th day of May in the year of our Lord one thousand, nine hundred and seventy-six. COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:  
*Judith S. Porter*  
*Elizabeth M. Alvarado*

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

STATE OF SOUTH CAROLINA,  
County of GREENVILLE



PERSONALLY appeared before me the undersigned witness and made oath that (s)he 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 (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of May A. D. 1976  
*Elizabeth M. Alvarado* (L.S.)  
Notary Public for South Carolina.  
My Commission Expires: 7/16/85

*Judith S. Porter* (L.S.)  
6003  
RECORDED MAY 28 '76 At 3:26 P.M. 30930  
Act No. 30930

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