

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

OLLIE FARNSWORTH
R.M.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 Eleven Thousand Nine Hundred Forty-seven and 13/100 (\$11,947.13) 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 Ben E. Johnson and Wilma H. Johnson, 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 northeasterly intersection of Pilgrim's Point Road and Whaling Way being known and designated as Lot No. 9 on plat of Pilgrim's Point as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 35, and having according to said plat the following metes and bounds, to-wit:

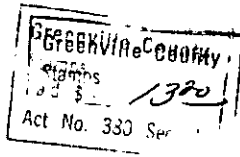
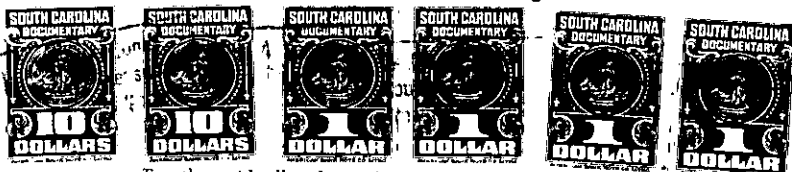
BEGINNING at an iron pin on the northerly side of Whaling Way, said pin being the joint front corner of Lots 9 and 10 and running thence with the northerly side of Whaling Way S 5-57 W 124.4 feet to an iron pin; thence on a curve the chord of which is N 45-01 W 32.8 feet to an iron pin on the easterly side of Pilgrim's Point Road; thence with Pilgrim's Point Road N 4-02 E 182.9 feet to an iron pin; thence N 57-49 E 145 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence with the common line of said lots S 2-25 E 274.5 feet to an iron pin, the point of beginning.

This conveyance is subject 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 868, page 129.

GRANTEES TO PAY 1970 TAXES.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$33,525.87 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$33,700.00, dated and recorded May 16, 1969, in the RMC Office for Greenville County, S. C., in Mortgage Book 1126 page 24.



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) hereinafter 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) hereinafter 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, Ellis L. Darby, Jr. as President and John C. Cothran as Secretary 6th day of February in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

Anita C. Yates
May R. Johnson

COTHRAN & DARBY BUILDERS, INC. (L.S.)
By *Ellis L. Darby, Jr.* President
and *John C. Cothran* Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Ellis L. Darby, Jr. as President and John C. Cothran as Secretary 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 6th day of February A. D., 1970.
May R. Johnson (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Anita C. Yates

Recorded February 9th, 1970 at 10:13 A.M. #17565

-201- 543.8-1-9