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TITLE TO REAL ESTATE-Prepared by KENDRICK OLLIE FARNSWORTH R. M. C. 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 Fourteen Thousand and no/100 (\$14,000.00) and assumption of mortgage as set forth below, dollars, 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 Joseph L. Raphael, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, lying and being on the southerly side of East Kenilworth Drive near the City of Greenville, S. C., being known and designated as Lot No. 86 on Plat of Kingsgate as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Kenilworth Drive, said pin being the joint front corner of Lots 86 and 87 and running thence with the common line of said lots S 26-54 E 150.3 feet to an iron pin, the joint rear corner of Lots 86 and 87; thence N 66-25 E 120 feet to an iron pin, the joint rear corner of Lots 85 and 86; thence with the common line of said lots N 24-56 W 150.3 feet to an iron pin on the southerly side of East Kenilworth Drive; thence with said Drive S 66-20 W 125 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 grantors, see Deed Book 877, page 619.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$37,500.00, on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$37,500.00 dated October 16, 1969 and recorded on October 17, 1969 in the RMC Office for Greenville County, S. C. in Mortgage Book 1139, page 633.

GRANTEE TO PAY 1970 TAXES.



Greenville Stamps Paid 15.40 Act No.

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, Joseph L. Raphael 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 its 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., President & John C. Cothran, Secretary on this the 1st day of June in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

John L. Stearns, Mary L. 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 1st day of June A. D., 1970 Notary Public for South Carolina My Commission Expires November 19, 1979

John L. Stearns

Recorded June 2nd, 1970 at 9:50 A.M. #26443

20-1-545-1-62