

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 Five Hundred and no/100(\$11,500.00) 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 Menzo A. Clinton, 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 southwesterly side of Aberdare Lane, near the City of Greenville, S. C., being known and designated as Lot No. 34 on plat of Kingsgate, as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, at page 44, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Aberdare Lane, said pin being the joint front corner of Lots 33 and 34 and running thence with the common line of said Lots S 51-44 W 157 feet to an iron pin, the joint rear corner of Lots 33 and 34; thence N 38-16 W 135 feet to an iron pin, the joint rear corner of Lots 34 and 35; thence with the common line of said Lots N 51-44 E 157 feet to an iron pin on the southwesterly side of Aberdare Lane; thence with the southwesterly side of Aberdare Lane S 38-16 E 135 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.

As a part of the consideration herein the grantee(s) do(es) hereby assume and agree to pay the balance due of \$37,000.00, on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$37,000.00 dated January 16, 1970, and recorded on the same date in the RMC Office for Greenville County, S. C. in Mortgage Book 1146, page 335.

GRANTEE(S) TO PAY 1970 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, 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, Ellis L. Darby, Jr., President and John C. Cothran, Secretary on this the 5th day of June in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

Jo Ann L. Stron
Maye L. Johnson

COTHRAN & DARBY BUILDERS, INC. (I.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 she 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 5th day of June A. D. 1970
Maye L. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Jo Ann L. Stron