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OLLIE FARNSWORTH

VOL 900 PAGE 478

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

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 and No/100 (\$10,000.00) 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 Alberta V. Schinzing, her heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the westerly intersection of Rushden Drive and Lambourn Way, being known and designated as Lot No. 94 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 westerly side of Rushden Drive, said pin being the joint front corner of Lots 93 and 94 and running thence with the common line of said Lots N 23-35 W 150 feet to an iron pin, the joint rear corner of Lots 93 and 94; thence with the joint line of Lots 85 and 94 N 66-25 E 130.3 feet to an iron pin on the westerly side of Lambourn Way; thence with the westerly side of Lambourn Way S 16-35 E 126.2 feet to an iron pin; thence S 24-55 W 37.5 feet to an iron pin on the northerly side of Rushden Drive; thence with the northerly side of Rushden Drive N 66-25 E 86.9 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 does hereby assume and agree to pay the balance due of \$32,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$32,000.00 dated and recorded January 9, 1970, in the RMC Office for Greenville County, S. C., in Mortgage Book 1145, page 609.

GRANTEE TO PAY 1970 TAXES.



County: Greenville
\$ 11.00
Sec

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, her 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 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 on this the 15th day of October in the year of our Lord one thousand, nine hundred and seventy, COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Anita C. Yates
Mary K. Johnson

By Ellis L. Darby, Jr. (L.S.) 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 15th day of October A. D., 1970
of Anita C. Yates (L.S.)
Notary Public for South Carolina.

My commission expires November 19, 1979.

Recorded October 16th, 1970 at 12:10 P. M. #9145

271-5415-1-70