

FEB 26 12 15 PM '71

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 Thirteen Thousand and no/100 (\$13,000.00) Dollars and assumption of ~~mortgage~~ 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 Clayteen Lewis and Betty M. Lewis, 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 northeasterly side of Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 73 on plat entitled Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

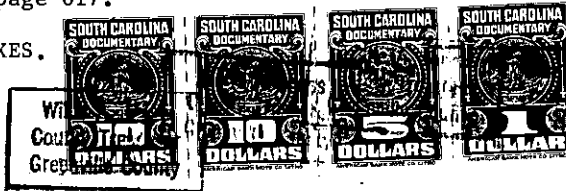
BEGINNING at an iron pin on the northeasterly side of Red Fox Trail, said pin being the joint front corner of Lots 73 and 74 and running thence with the common line of said Lots N 58-06 E 136 feet to an iron pin on edge of lake; thence with the edge of lake as line on a traverse line the chord of which is N 33-44 W 144.5 feet to an iron pin, the joint rear corner of Lots 72 and 73; thence with the common line of said Lots S 42-59 W 158 feet to an iron pin on the northeasterly side of Red Fox Trail; thence with the northeasterly side of Red Fox Trail S 47-01 W 55.4 feet to an iron pin; thence continuing with said Red Fox Trail S 39-25 E 50 feet to an iron pin, the point of beginning.

For Deed into Grantor, see Deed Book 904, page 483.

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 grantees do hereby assume and agree to pay the balance due of \$43,000.00, on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$43,000.00 dated December 16, 1970, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1175, page 617.

GRANTEES TO PAY 1971 TAXES.



14.30

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 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 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 of Cothran & Darby Builders, Inc. on this the 26th day of February in the year of our Lord one thousand, nine hundred and

seventy-one.

Signed, sealed and delivered in the presence of:

Jo Ann L. Steen
Maye R. Johnson

COTHRAN & DARBY BUILDERS, INC. (I.S.)
By *Ellis L. Darby Jr.*
xxx Ellis L. Darby, Jr., President

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 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 26th day of February A. D., 19 71
Maye R. Johnson
Notary Public for South Carolina (I.S.)

My Commission Expires November 19, 1979.

Recorded February 26th, 1971 at 12:15 P. M. #19885

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202-5407-1-73