

FILED
GREENVILLE CO. S. C.

VOL 928 PAGE 29

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

OCT 20 2 21 PM '71

For True Consideration See Affidavit

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Book 34 Page 161

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 Dollars for and in consideration of the sum of Ten and no/100 (\$10.00) and other valuable consideration 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 Robert P. Sadler, Jr., 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 southerly side of King George Road, near the City of Greenville, S. C., being known and designated as Lot No. 53 on plat of 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 southerly side of King George Road, said pin being the joint front corner of Lots 53 and 54 and running thence with the common line of said lots S 3-49 E 165 feet to an iron pin, the joint rear corner of Lots 53 and 54; thence N 86-11 E 130 feet to an iron pin, the joint rear corner of Lots 52 and 53; thence with the common line of said Lots N 3-49 W 165 feet to an iron pin on the southerly side of King George Road; thence with the southerly side of King George Road S 86-11 W 130 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer easement and a 10 foot drainage easement and 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 918, page 227.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$31,800.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$31,800.00 dated June 17, 1971, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1195, page 271.

GRANTEE TO PAY 1971 TAXES.



Greenville County
Stamps
Paid \$ 8.25
Act No. 390 Sec. 1

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 of Cothran & Darby Builders, Inc. on this the 15th day of October, in the year of our Lord one thousand, nine hundred and

seventy-one.

Signed, sealed and delivered in the presence of:

John L. Stearns
Walter R. Johnson

COTHRAN & DARBY BUILDERS, INC. (L.S.)

By *Ellis L. Darby, Jr.*
and Ellis L. Darby, Jr., President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that 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 he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 15th day of October, 1971 A. D. (L.S.)
Walter R. Johnson
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

John L. Stearns

Deed Recorded October 20th, 1971 at 2:21 P. M. #11379

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