

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

ELIZABETH RIDDLE
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 and No/100 (\$11,000.00) 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 Archie Gerald Stroud and Lois C. Stroud, 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 southeasterly side of Runnymede Road, near the City of Greenville, S. C., being known and designated as Lot No. 95 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:

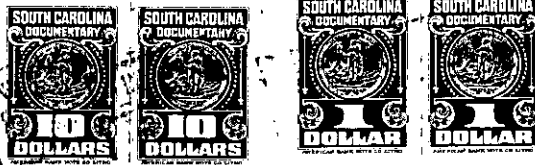
BEGINNING at an iron pin on the southeasterly side of Runnymede Road, said pin being the joint front corner of Lots 95 and 96 and running thence with the common line of said lots S 39-10 E 202.2 feet to an iron pin, joint rear corner of Lots 95 and 96; thence S 75-25 W 67.1 feet to an iron pin; thence S 22-27 W 32.5 feet to an iron pin, the joint rear corner of Lots 94 and 95; thence with the common line of said lots N 52-09 W 170 feet to an iron pin on the southeasterly side of Runnymede Road; thence with the southeasterly side of Runnymede Road N 37-51 E 80.3 feet to an iron pin; thence continuing with said Road N 43-54 E 50 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 grantor, see Deed Book 938, page 25.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$42,500.00 on that certain mortgage given by the grantor herein to Security Federal Savings and Loan Association in the face amount of \$42,500.00, dated and recorded March 7, 1972, in the RMC Office for Greenville County, S. C., in Mortgage Book 1225, page 31.

GRANTEE TO PAY 1972 TAXES.



Greenville County
12/10

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) hereinafter 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) hereinafter 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
on this the 23rd day of August in the year of our Lord one thousand, nine hundred and 72.

Signed, sealed and delivered in the presence of:
 *Anita C. Yates
 Margaret Johnson*

COTHRAN & DARBY BUILDERS, INC. (L.S.)
By *Ellis L. Darby, Jr.
 and 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 23rd day of August A. D., 1972.
 Margaret Johnson (L.S.)
Notary Public for South Carolina.

Anita C. Yates

My commission expires November 19, 1979.
Deed Recorded August 23, 1972 at 11:34 A. M., # 5493

200-5407-1-95

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