

FILED
OCT 3 2 25 PM '72
GREENVILLE CO. S. C.
ELIZABETH RIDDLE
R.M.C.

TITLE TO REAL ESTATE—Prepared by KENNEDICK, 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 Twelve Thousand Two Hundred Five and 14/100 (\$12,205.14) ----- dollars, and assumption of the mortgage 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 David D. Walczyk and Lois M. Walczyk, 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 northerly side of Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 28 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:

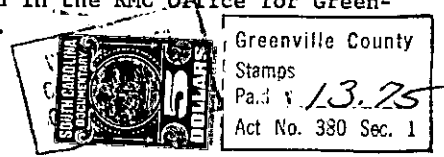
BEGINNING at an iron pin on the northerly side of Queen Ann Road, said pin being the joint front corner of Lots 28 and 29 and running thence with the common line of said lots N 3-49 W 165 feet to an iron pin, the joint rear corner of Lots 28 and 29; thence S 86-11 W 128 feet to an iron pin, the joint rear corner of Lots 27 and 28; thence with the common line of said lots S 3-49 E 165 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of Queen Ann Road N 86-11 E 128 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 869, page 25.

This conveyance is subject to a 10 foot drainage easement, side lot line, and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1972 TAXES.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$37,794.86 on that certain mortgage given by Cothran & Darby Builders, Inc. to Fidelity Federal Savings and Loan Association in the face amount of \$38,000.00, dated September 30, 1971 and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1208, page 441.



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 2nd day of October in the year of our Lord one thousand, nine hundred and seventy-two.

Signed, sealed and delivered in the presence of:

Rosemary S. Slattery
May E. Johnson

COTHRAN & DARBY BUILDERS, INC. (L.S.)
By *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 2nd day of October A. D. 1972.
May E. Johnson
Notary Public for South Carolina.

My Commission Expires: Nov. 19, 1979.
Recorded Oct. 3, 1972 at 2:36 P.M. # 10039

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