

FILED
 GREENVILLE CO. S. C.
 NOV 6 4 19 PM '72
 ELIZABETH RIDDLE
 R.M.C.

VOL 959 PAGE 574

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 Eleven Thousand Eight Hundred Twenty-eight and 45/100 (\$11,828.45) 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 John E. Roncevich and Maureen M. Roncevich, their heirs and assigns forever:

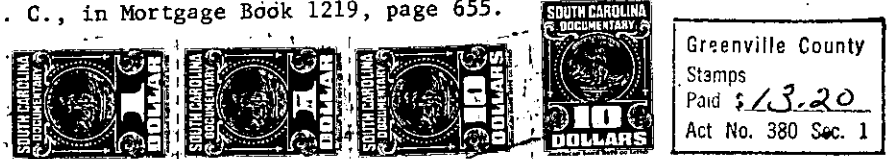
All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of the intersection of Foxcroft Road and Stonehedge Drive, near the City of Greenville, S. C., being known and designated as Lot No. 56, on plat of Foxcroft, Section I, as recorded 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 easterly side of Stonehedge Drive, said pin being the joint front corner of Lots 56 and 57 and running thence on the northerly side of Stonehedge Drive S 86-11 W 100 feet to an iron pin at the intersection of Foxcroft Road and Stonehedge Drive; thence N 55-06 W 39 feet to an iron pin on the easterly side of Foxcroft Road; thence with the easterly side of Foxcroft Road N 16-22 W 144 feet to an iron pin, the joint corner of Lots 55 and 56; thence N 86-11 E 161.7 feet to an iron pin, the joint rear corner of Lots 56 and 57; thence with the common line of said lots S 3-49 E 165 feet to an iron pin, the point of beginning.

For deed into grantor see Deed Book 934, page 230.

This conveyance is subject to a 30 foot building line and all restrictions, set-back 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 \$37,171.55 on that certain mortgage given by the grantor herein to Carolina Federal Savings and Loan Association in the face amount of \$37,500.00, dated and recorded January 18, 1972 in the RMC Office for Greenville County, S. C., in Mortgage Book 1219, page 655.



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 successors, 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 successors, 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, John C. Cothran, Vice President

on this the 6th day of November in the year of our Lord one thousand, nine hundred and seventy-two. COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Anita C. Yates
Maureen M. Roncevich

By: *John C. Cothran* (S.S.)
 Vice President



STATE OF SOUTH CAROLINA,
 County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw John C. Cothran as Vice 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 6th day of November, 1972, A. D., 1972.

Maureen M. Roncevich (L.S.)
 Notary Public for South Carolina.
 My commission expires November 19, 1979.

Anita C. Yates

Deed Recorded November 6, 1972 at 4:19 P. M. # 13570 540.7

-200-540.7-1-56