

TITLE TO REAL ESTATE—Prepared by ~~KENNEDY & RIDDLE~~ ~~ATTORNEYS AT LAW, GREENVILLE, S. C.~~

STATE OF SOUTH CAROLINA,
County of GREENVILLE

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 Eight Thousand Seven Hundred and no/100 (\$8,700.00) 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 LeRoy P. Garrigan and June W. Garrigan, 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 Chippendale Court, near the City of Greenville, S. C. being known and designated as Lot No. 66 on plat entitled "Final Plat Revised, Map # 1, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, at pages 36 and 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Chippendale Court, said pin being the joint front corner of Lots 65 and 66 and running thence with the common line of said lots N 7-19 W 206.2 feet to an iron pin, the joint corner of Lots 64, 65 and 66; thence with the common line of Lots 64 and 66 N 53-22 W 88.6 feet to an iron pin, the joint rear corner of Lots 64 and 66; thence S 45-21 W 156.4 feet to an iron pin, the joint rear corner of Lots 66 and 67; thence with the common line of said Lots S 42-36 E 155.3 feet to an iron pin on the northerly side of Chippendale Court; thence with the curve of Chippendale Court, the chord of which is N 76-45 E 40.4 feet to an iron pin; thence continuing with said curve the chord of which is S 51-32 E 47 feet to an iron pin; thence continuing with said curve, the chord of which is S 63-56 E 30.1 feet to an iron pin, the point of beginning.

For Deed into grantor, see Deed Book 946, page 57.

This conveyance is subject to a 10 foot drainage easement along side lot line and 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 \$42,800.00, on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association in the face amount of \$42,800.00 dated June 8, 1972, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1236, at page 431.

GRANTOR TO PAY 1972 TAXES.

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, Ellis L. Darby, Jr., President

on this the 8th day of November in the year of our Lord one thousand, nine hundred and seventy-two, COTHNAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

J. Van L. Stron
Mayer K. Johnson

BY: *Ellis L. Darby, Jr.* (L.S.)
By Ellis L. Darby, Jr., President

STATE OF SOUTH CAROLINA,
County of Greenville

1800
Greenville County
Stamps Paid \$ 990
Act No. 380 Sec. 1

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. 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 8th day of November A. D. 19 72
Mayer K. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires 11/19/79

J. Van L. Stron

Deed Recorded November 8, 1972 at 4:03 P. M., # 13907 540.2

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