

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

FILED
GREENVILLE, S.C.
DEC 28 11 14 AM '72
CLERK OF SUPERIOR COURT

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 Fifty-three Thousand Nine Hundred Fifty and No/100 (\$53,950.00) dollars, 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 E. Guy Owens, Jr. and Karen M. Owens, 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 northeasterly side of Continental Drive, near the City of Greenville, S. C., being known and designated as Lot No. 76 on plat entitled "Map No. 1, Foxcroft Section II Final Plat Revised" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Continental Drive, said pin being the joint front corner of Lots 76 and 77 and running thence with the common line of said lots N 17-56 E 188.5 feet to an iron pin, the joint rear corner of Lots 76 and 77; thence S 74-45 E 117 feet to an iron pin, the joint rear corner of Lots 76 and 73; thence S 22-50 W 178.6 feet to an iron pin on the northeasterly side of Continental Drive; thence with the northeasterly side of Continental Drive N 68-21 W 50 feet to an iron pin; thence continuing with said Drive N 71-21 W 50 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 955, page 129.

This conveyance is subject to a 10 foot drainage easement and a 25 foot sewer easement along side lot line and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTOR TO PAY 1972 TAXES.



Greenville County
Stamps
Paid \$59.40

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, John C. Cothran, Vice President on this the 28th day of December 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:

Antonia C. Gentry
Marie E. Johnson

By *John C. Cothran* (L.S.)
Vice President
and _____

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 and _____ 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 tha(s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of December, A. D., 1972. *Marie E. Johnson* (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Antonia C. Gentry

Deed Recorded December 28, 1972 at 11:14 A.M., # 18444

540.9

-200-540.9-1-76