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

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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 Fifty-seven Thousand Five Hundred and No/100 (\$57,500.00) dollars, 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 Lawrence J. Girard and Jean B. Girard, 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 Merrifield Court, near the City of Greenville, S. C., being known and designated as Lot No. 92 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 Merrifield Court, said pin being the joint front corner of Lots 91 and 92 and running thence with the common line of said lots N 18-31 E 170.6 feet to an iron pin, the joint rear corner of Lots 91 and 92; thence N 69-04 E 16 feet to an iron pin; thence N 75-38 W 121.7 feet to an iron pin; thence N 74-59 W 8.6 feet to an iron pin, the joint rear corner of Lots 92 and 93; thence with the common line of said lots S 12-23 W 168.1 feet to an iron pin on the northeasterly side of Merrifield Court; thence with the northeasterly side of Merrifield Court S 75-46 E 62.5 feet to an iron pin; thence continuing with said Court S 72-02 E 62.5 feet to an iron pin, the point of beginning.

-200-540.9-1-92

For deed into grantor, see Deed Book 956, page 603.

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

GRANTEES TO PAY 1973 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 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 11th day of April in the year of our Lord one thousand, nine hundred and seventy-three.

COTHRAN & DARBY BUILDERS, INC. By [Signature] Vice President (L.S.) and

Signed, sealed and delivered in the presence of: [Signatures]

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. of South Carolina 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 11th day of April A. D., 19 73 [Signature] Notary Public for South Carolina My commission expires November 19, 1979.

[Signature]

Recorded April 11, 1973 At 12:08 P.M. # 28803

540.9