

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE BY A CORPORATION-Office of Land Records, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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For True Consideration See Affidavit
Book 37 Page 32

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 a principal place of business at Greenville, State of South Carolina, in consideration of Ten and no/100 (\$10.00) dollars and other valuable consideration including the assumption of a ~~Balance~~ mortgage as hereinafter set out the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Femia P. Treadway, her heirs and assigns forever:

ALL that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Foxcroft Court being shown and designated as Lot #40 on a plat entitled "Final Plat, Revised, Map No. 2, Foxcroft, Section 2", recorded in the RMC Office for Greenville County, South Carolina, 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 northerly side of Red Fox Court at the joint front corner of Lot 39 and 40 and running thence with the common line of said lots N. 72-00 W. 161.7 feet to an iron pin at the joint rear corner of Lots 39 and 40; thence with the rear lot line of Lot 22 N. 36-45 E. 140.1 feet to an iron pin at the common corner of Lots 20, 21, 22, and 40; thence with the common line of Lots 20 and 40 S. 85-35 E. 100.1 feet to an iron pin at the joint rear corner of Lots 40 and 41; thence with the common line of said Lots 40 and 41 S. 11-16 E. 140.3 feet to an iron pin on the northerly side of Red Fox Court; thence with the northerly side of Red Fox Court, on a curve, the chord of which is S. 73-09 W. 60 feet to an iron pin, the point of BEGINNING.
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Being the same property conveyed to the grantor herein by deeds recorded in the RMC Office for Greenville County in Deed Book 974, page 305 and Deed Book 920, page 526.

This conveyance is made subject to all easements, restrictions, setback lines, and rights of way of record affecting the above described property.

As a part of the consideration herein, the grantee agrees to and does hereby assume the balance on that certain mortgage to Security Federal Savings and Loan Association, Greenville, South Carolina, dated May 9, 1973, recorded in the RMC Office for Greenville County in Mortgage Book 1277, page 101, said mortgage having a present balance of \$48,000.00.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 31st day of August 19 73.
SIGNED, sealed and delivered in the presence of:

A. Marvin Jewell
Emily P. Treadway

COTHRAN & DARBY BUILDERS, INC. (SEAL)
A Corporation
By: *John C. Cothran*
President
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of August 19 73.
A. Marvin Jewell (SEAL)

Notary Public for South Carolina.
My commission expires: 7-24-81.
RECORDED this 31st day of August 19 73, at 2:41 P.M., No. 166475

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