

TITLE TO REAL ESTATE-Prepared by KANONICK, GREENVILLE, S. C.

Vol. 994 p. 562

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

SEP 21 4 38 PM '73

Greenville County  
Stamps  
Pa J \$ 16.50  
Act No. 330 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, That COCHRAN & 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 Fourteen Thousand Nine Hundred and No/100 (\$14,900.00) 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 Richard A. Stubbs, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Chippendale Drive, near the City of Greenville, S. C., being known and designated as Lot No. 60 on plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II" 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 southeasterly side of Chippendale Drive, said pin being the joint front corner of Lots 60 and 61 and running thence with the common line of said lots N 27-48 E 182.3 feet to an iron pin, joint rear corner of Lots 60 and 61; thence N 59-18 W 209.5 feet to an iron pin on the southeasterly side of Chippendale Drive; thence with the southeasterly side of Chippendale Drive on a curve the following courses and distances: S 15-05 W 62.5 feet to an iron pin; thence S 0-51 E 50 feet to an iron pin; thence S 14-29 E 50 feet to an iron pin; thence S 28-07 E 50 feet to an iron pin; thence S 41-45 E 50 feet to an iron pin; thence S 55-12 E 50 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 968, page 559. 205-5409-1-60

This conveyance is subject to a 10 foot drainage easement, 30 foot building line and a 25 foot sewer easement and all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1973 TAXES.

As a part of the consideration herein the grantee does hereby assume and agree to pay the balance due of \$25,000.00 on that certain mortgage given by the grantor herein to First Federal Savings & Loan Association in the face amount of \$47,600.00 dated February 27, 1973, and recorded February 27, 1973 in the RMC Office for Greenville County, S. C. in Mortgage Book 1268, Page 555.

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, his successors, heirs and assigns forever.

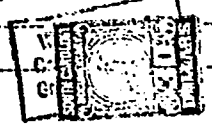
And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming 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. Cochran, Vice President on this the 21st day of September in the year of our Lord one thousand, nine hundred and seventy-three.

Signed, sealed and delivered in the presence of:

*Archie C. Yates*  
*W. R. [Signature]*

COCHRAN & DARBY BUILDERS, INC.  
*[Signature]* (L.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. Cochran as Vice President and of Cochran & 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 21st day of September A.D. 1973.  
*Archie C. Yates* (L.S.)  
Notary Public for South Carolina.

My commission expires November 19, 1979.

Deed Recorded September 21, 1973 at 4:38 P. M., # 8458

0.563

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