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

URRUTE STAMPS R.M.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 Nineteen Thousand Nine Hundred Fifty and No/100 (\$19,950.00) 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 Anson T. Cain and Virginia C. Cain, 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 southwesterly side of Red Fox Court, near the City of Greenville, S. C., being known and designated as Lot No. 39 on plat entitled "Final Plat Revised, Map # 2, 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 southwesterly side of Red Fox Court, said pin being the joint front corner of Lots 38 and 39 and running thence with the common line of said lots S 42-08 W 183.9 feet to an iron pin, the joint rear corner of Lots 38 and 39; thence N 74-29 W 140.1 feet to an iron pin, the joint rear corner of Lots 24 and 39; thence N 15-33 E 98.7 feet to an iron pin; thence N 36-45 E 135.6 feet to an iron pin, the joint corner of Lots 39 and 40; thence with the common line of said lots S 72-00 E 161.7 feet to an iron pin on the westerly side of Red Fox Court; thence with the westerly side of Red Fox Court on a curve, the chord of which is S 3-06 W 55 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 968, page 555.

This conveyance is subject to a 25 foot sewer easement and to 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 agreed to pay the balance due of \$43,000.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$47,000.00 dated February 27, 1973 and recorded March 1, 1973 in the RMC Office for Greenville County, S. C., in Mortgage Book 1268, page 552.



Greenville County Stamps Paid \$ 2400 Act No. 300 Sec. 1

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 19th day of November seventy-three.

in the year of our Lord one thousand, nine hundred and COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Handwritten signatures of witnesses.

By John C. Cothran (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. Cothran as Vice President 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 that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 19th day of November A. D., 19 73. My commission expires November 19, 1979.

Handwritten signature of the notary public.

RECORDED NOV 19 73 13486

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