

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 Twenty Thousand and No/100 (\$20,000.00) 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 Charlie Spivak, 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 southerly side of Hillsborough Drive, near the City of Greenville, S. C., being known and designated as Lot No. 118 on plat entitled, "Final Plat Revised, Map No. 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: 200-540.9-1-118

BEGINNING at an iron pin on the southerly side of Hillsborough Drive, said pin being the joint front corner of Lots 118 and 119, and running thence with the common line of said lots S 11-25 W 172.5 feet to an iron pin, the joint rear corner of Lots 118 and 119; thence N 80-19 W 61.4 feet to an iron pin; thence in a northwesterly direction 66.6 feet to an iron pin, the joint rear corner of Lots 117 and 118; thence with the common line of said Lots N 12-58 E 173.1 feet to an iron pin on the southerly side of Hillsborough Drive; thence with the southerly side of Hillsborough Drive S 77-21 E 123 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 988, page 99.

As a part of the consideration herein, the grantee does hereby assume and agree to pay the balance due of \$45,000.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$45,000.00, dated and recorded November 8, 1973, in the RMC Office for Greenville County, S. C., in Mortgage Book 1295, page 12.

GRANTEE TO PAY 1974 TAXES.



Handwritten initials "J.C." and a checkmark.

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 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. Cothran, Vice President

on this the 25th day of April in the year of our Lord one thousand, nine hundred and seventy-four.

COTHRAN & DARBY BUILDERS, INC.  
By *John C. Cothran* (l.S.)  
Vice President

Signed, sealed and delivered in the presence of:

*Mayor R. Johnson*  
*Mayor C. Taylor*

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 25th day of April A. D., 19 74  
*Mayor R. Johnson* (l.S.)  
Notary Public for South Carolina.  
My commission expires November 19, 1979.

*Mayor C. Taylor*

RECORDED APR 25 '74 26854

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