

GREENVILLE CO. S. C.
JUN 18 12 03 PM '74
DORRIS S. TANKERSLEY
R.H.C.

1001 989

TITLE TO REAL ESTATE-Prepared by KENDRICK STEPHENS & JOHN C. COCHRAN, Attorneys at Law, Greenville, S. C.

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 SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$17,750.00) --- 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 RODNEY R. SMITH AND CONSTANCE A. SMITH, 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 Foxcroft Road, near the City of Greenville, S. C., being known and designated as Lot No. 5 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:

BEGINNING at an iron pin on the southwesterly side of Foxcroft Road, said pin being the joint front corner of Lots 5 and 6 and running thence with the common line of said lots S 73-38 W 150 feet to an iron pin, joint rear corner of Lots 5 and 6; thence N 16-22 W 133.4 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence with the common line of said lots N 73-38 E 150 feet to an iron pin on the southwesterly side of Foxcroft Road; thence with the southwesterly side of Foxcroft Road S 16-22 E 133.4 feet to an iron pin, the point of beginning.

200.5409-1-5

This conveyance is subject to a 25-foot sewer easement across rear lot line, and to all other restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into Grantor, See Deed Book 993, page 522.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$48,000.00 on that certain mortgage given by Cothran & Darby Builders, Inc. herein to First Federal Savings and Loan Association, in the face amount of \$52,000.00, dated and recorded February 6, 1974, in the RMC Office for Greenville County, S. C., in Mortgage Book 1301, Page 468.

GRANTEES TO PAY 1974 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 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 17th day of June, in the year of our Lord one thousand, nine hundred and seventy-four.

Signed, sealed and delivered in the presence of:

Clara H. Bayster
May L. Johnson

COTHRAN & DARBY BUILDERS, INC.
By *John C. Cothran*, Vice President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran as Vice President of Cothran & Darby Builders, Inc.

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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day of June, A. D., 1974
May L. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires: November 19, 1979

Clara H. Bayster

RECORDED JUN 18 '74 32260

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