

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 One Thousand and No/100 (\$21,000.00) - - - - - dollars, and assumption of that certain mortgage set out 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 JAMES R. OWINGS AND REBECCA R. OWINGS, 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 southerly side of Lake Water Court, near the City of Greenville, S. C., being known and designated as Lot No. 259 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at Page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lake Water Court, said pin being the joint front corner of Lots 259 and 260 and running thence with the common line of said lots S 54-07-46 E. 118.10 feet to an iron pin, the joint rear corner of Lots 259 and 260; thence S 27-15-31 W 26.46 feet to an iron pin; thence S 35-52-49 W 133.22 feet to an iron pin; thence S 60-16-11 W 103.71 feet to an iron pin, the joint rear corner of Lots 258 and 259; thence with the common line of said lots N 08-53-46 E 234.82 feet to an iron pin on the southerly side of Lake Water Court; thence with the southerly side of Lake Water Court on a curve, the chord of which is N 67-23 E 52.27 feet to an iron pin, the point of beginning.

For deeds into grantor, see Deed Book 1011, page 483.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property, and is subject to a 5 foot drainage and utilities easement each side of all side and rear lot lines.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$48,950.00, on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, in the face amount of \$50,000.00, dated December 9, 1974, and recorded December 9, 1974, in the RMC Office for Greenville County, S. C. in Mortgage Book 1329, Page 241.



Greenville County
Stamps
Fee 23.10
Act. 11-11-81

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 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 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 16th day of October in the year of our Lord one thousand, nine hundred and seventy-five.

Signed, sealed and delivered in the presence of:

Donna N. Barton
Elizabeth M. Alewine

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

STATE OF SOUTH CAROLINA,
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PERSONALLY appeared before me Donna N. Barton and made oath that she saw John C. Cothran as Vice President and as 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 she, with Elizabeth M. Alewine, witnessed the execution thereof.

SWORN to before me this 16th day of October, 1975 A. D., 1975
Elizabeth M. Alewine (L.S.)
Notary Public for South Carolina.
My Commission Expires: July 16, 1985

Donna N. Barton

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